



DESCRIPTION

APPROXIMATELY 1103 SQ FT

The premises offer a ground floor shop of an open plan nature in Ripon City Centre adjacent to the Market Place. The premises have been occupied by Mountain Warehouse for a number of years and would be ideally suited to other similar occupiers as well as a range of other retail uses. The property also benefits from a first floor office, with kitchenette and WC facilities.

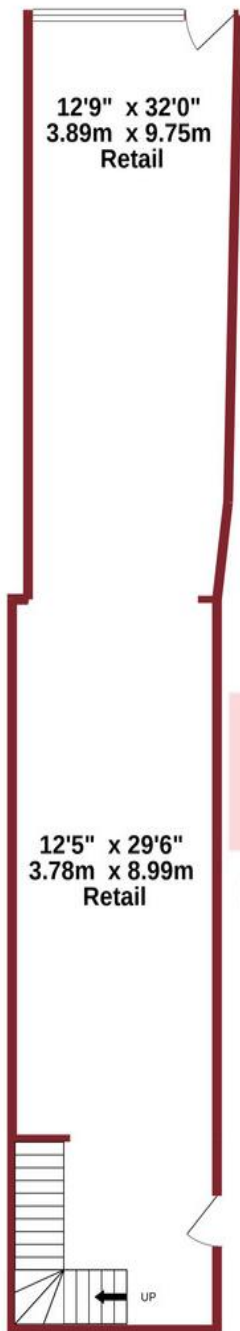
Centrally located within this historic city, the property is close to the pedestrianised access routes which link the Market Gate retail development with Fishergate, with the former being home to a 32,000 sq ft Booths supermarket and a 12,000 sq Argos Extra, together with substantial car parking. Retailers in the immediate vicinity include Superdrug, M & Co, The Original Factory Shop, Oxfam, Specsavers and Santander.

IMMEDIATE TOWN CENTRE

LOCATION

Rent (from) £15,000 PA

GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



Rent:

Please note the rent is advertised and stepped as follows:

Year 1 : £15,000

Year 2 : £19,500

Year 3: £22,500

Location and Directions

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Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Rates

Rateable Value: £18,250.

Uniform Business Rate for 2023/24: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYCC on 03000501501

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

Viewing

Strictly by appointment with FSS Tel: 01423 501211 or joint agent AWS Tel: 0113 2351362

TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx

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EPC AWAITED

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