



Red Line for Indicative Purposes Only

Unit 1, Bondgate Green, Ripon, HG4 1QW

£90,000 per annum



Description

Versatile Commercial Property

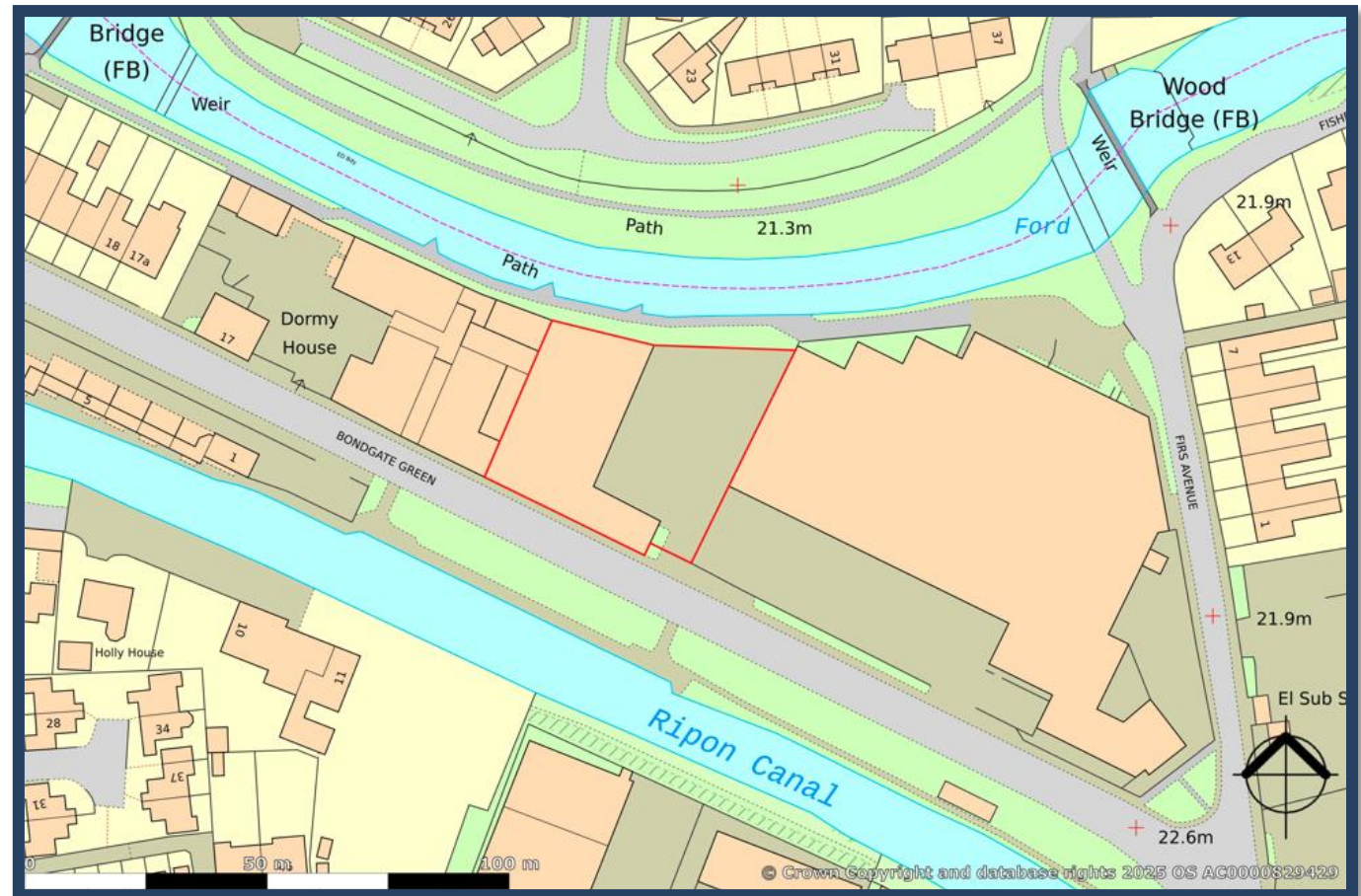
A rare opportunity to lease a substantial and versatile commercial property in the heart of Ripon. This recently renovated red-brick premises offers an excellent combination of warehouse, showroom, and office space, making it ideal for a variety of business uses.

The spacious warehouse boasts a modern, insulated pitched roof, excellent eaves height, and a flexible layout. A large portion is currently configured as a separate showroom with a mezzanine above, which could be reconfigured to create a fully open-plan warehouse by negotiation.

Adjoining the warehouse is a modern single-storey office block, fitted to a high standard, featuring:

- Contemporary office spaces
- Reception area
- Modern kitchen and WC facilities

The property also benefits from a large yard, providing ample space for loading, parking, or external storage.





Commercial properties of this size and flexibility are rarely available in Ripon. Early viewing is highly recommended.

For further details or to arrange a viewing, please get in touch today!

Terms

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

Rateable Value

Rateable Value: £43,250.

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

The property is elected for VAT.

Legal 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.

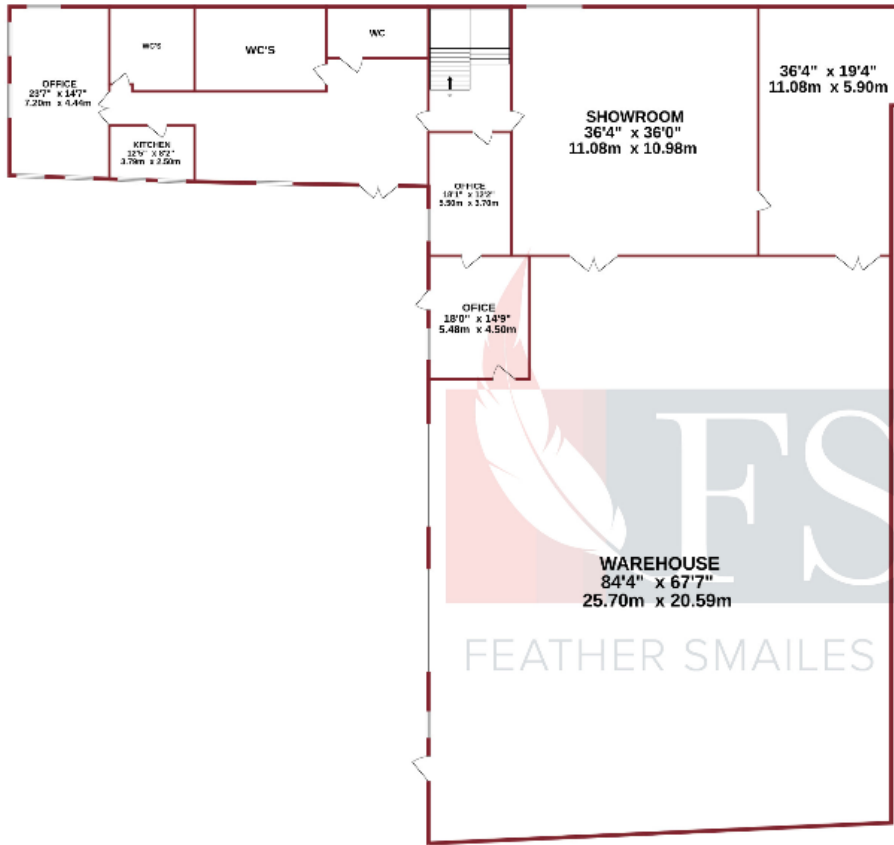
Viewing

If you would like to view this property, please contact FSS on 01423 229713.





GROUND FLOOR
9727 sq.ft. (903.6 sq.m.) approx.



1ST FLOOR
2338 sq.ft. (217.2 sq.m.) approx.

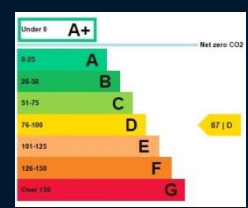


TOTAL FLOOR AREA : 12065 sq.ft. (1120.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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