

14 Market Place,
Masham
Ripon, HG4 4EB



**SUBSTANTIAL GROUND FLOOR
COMMERCIAL PREMISES
EXTENDING TO APPROX. 550 SQ FT**

£12,000 PA

Description

Occupying a prominent position within the heart of Masham's historic Market Place, this substantial ground floor commercial premises extends to approximately 550 sq ft and provides flexible accommodation suitable for a variety of retail, office, professional service or other commercial uses, subject to the necessary consents. The property comprises a generous front retail/sales area together with several additional rooms offering excellent space for offices, treatment rooms, consultation areas or ancillary retailing. The premises also benefit from staff facilities and a useful cellar providing additional storage.

Masham is a thriving and affluent market town with a strong mix of independent retailers, cafés, restaurants and local businesses. Occupying a highly visible position within the town centre, the property presents an excellent opportunity for businesses seeking adaptable accommodation in one of North Yorkshire's most attractive market towns.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: TBC.

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

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

Planning

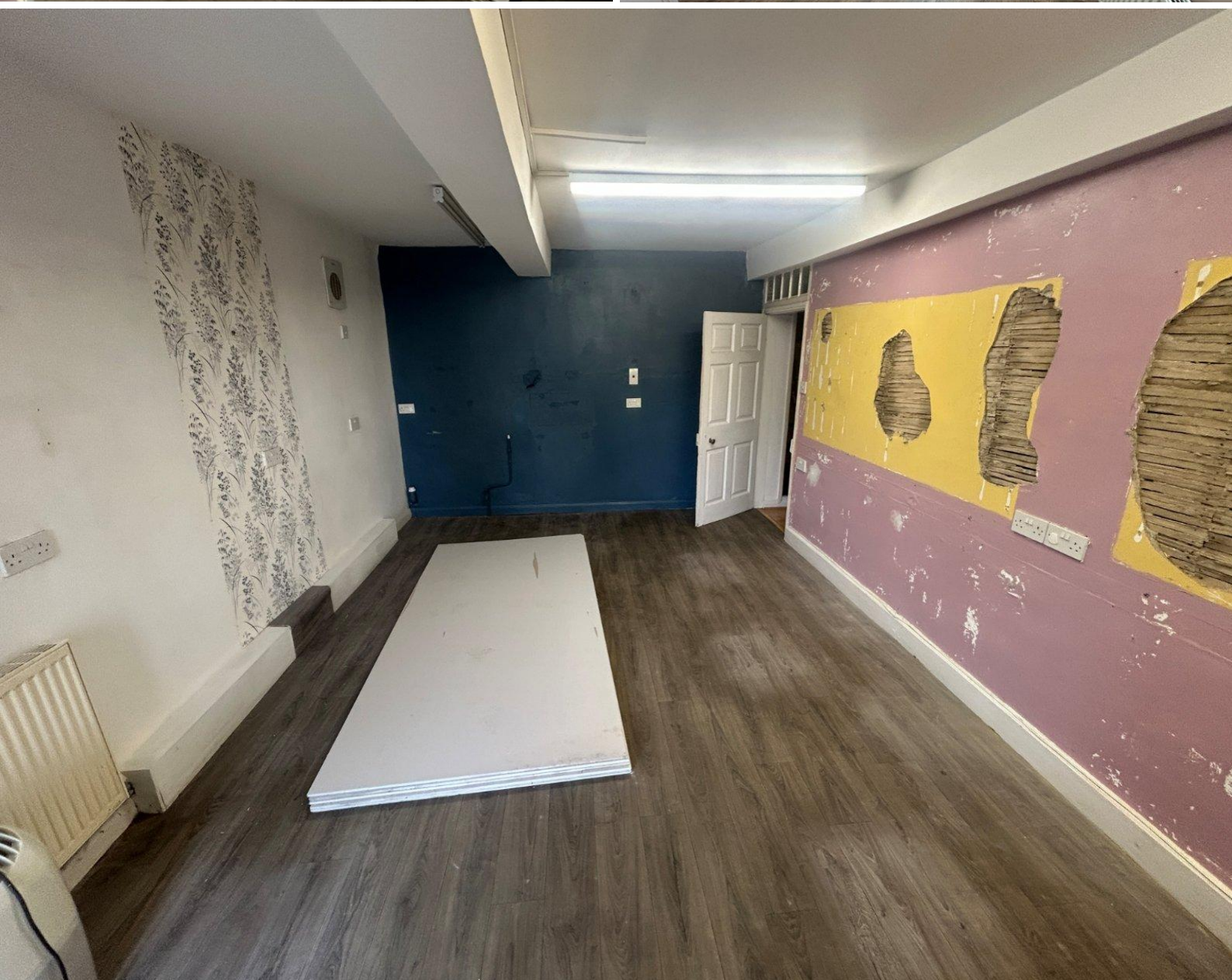
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

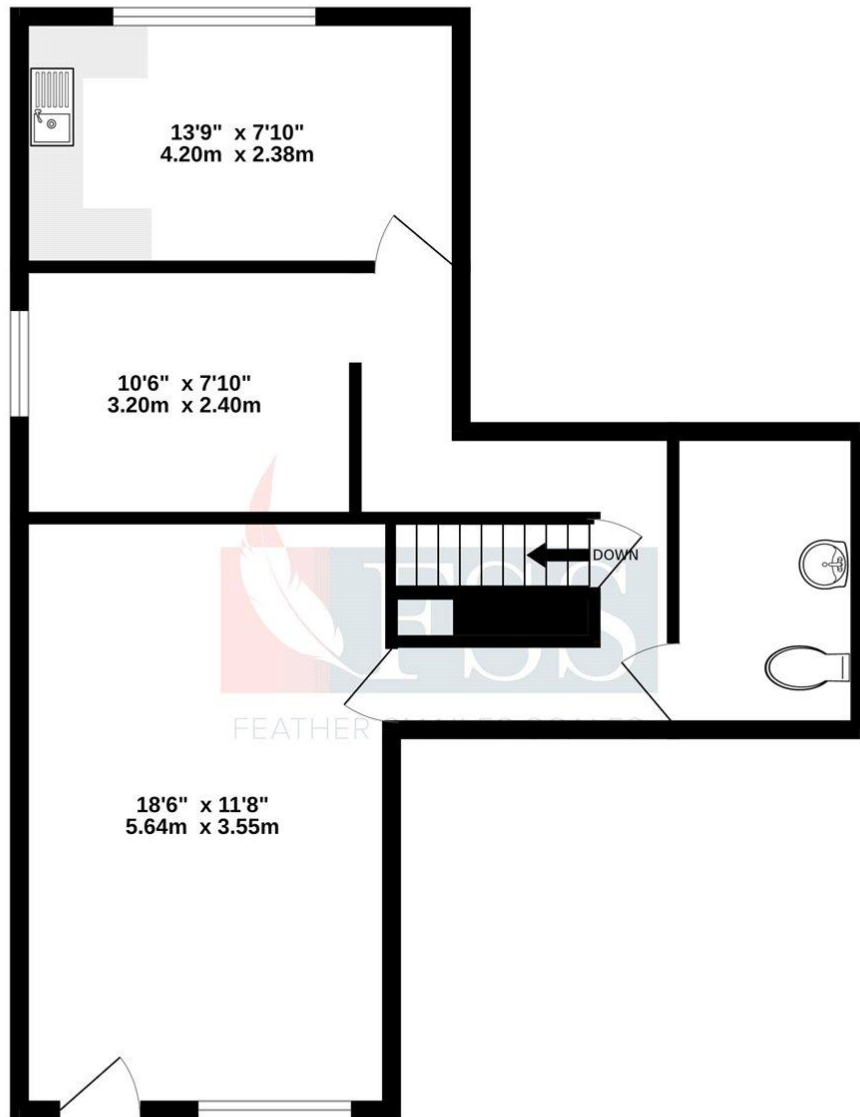
All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 554 sq.ft. (51.5 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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