



**GROUND FLOOR
INDUSTRIAL/TRADE
COUNTER UNIT**

Rent £22,500 PA

Description

Unit 2 Plot 10A offers 2,500 sq. ft of industrial/trade counter space on part of Ripon Business Park, what is already a widely known and established semi-industrial/retail park located just off Ripon bypass.

Over ground floor level, the unit internally is of modern condition in line with other units on the business park, with LED lighting, concrete floor and 3 phase electric. To the front of the unit, separate to the main warehouse is a reception/WC.

Further benefits include an electric roller shutter door, an additional pedestrian entry door and parking to the forecourt of the unit.

Currently occupied by 'Knaresborough Tyres Ltd', the unit is only coming vacant due to relocation and once vacated, the unit will be freshly re-painted to include the interior and the flooring ready for a new tenant's occupation.

Other occupiers housed on the same end of the business park include: YESSS Electrical, Screwfix, & Toolstation to name just a few.

Terms

Leasehold. The property is available by way of an assignment of the existing lease expiring in November 2029.

Rateable Value

Rateable Value: £18,000.

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

There is no VAT payable on the rent.

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.



GROUND FLOOR
2477 sq.ft. (230.1 sq.m.) approx.



TOTAL FLOOR AREA : 2477 sq.ft. (230.1 sq.m.) approx.

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