

12 Market Place, Masham
Ripon
HG4 4EB



**GROUND FLOOR RETAIL UNIT
IN A PROMINENT POSITION**

£7,500 PA

Description

Situated in a prominent position overlooking Masham's historic Market Place, this attractive ground floor retail unit offers an excellent opportunity for a range of retail, café, takeaway, office or other commercial uses, subject to any necessary consents. Most recently occupied as a sandwich shop, the premises provide a well-presented open-plan sales area with an attractive display frontage, excellent natural light and direct access from the Market Place. The accommodation is available for immediate occupation.

Masham is a thriving and affluent market town, renowned for its independent businesses, regular markets and strong visitor economy, providing excellent footfall throughout the year. Surrounded by a mix of established retailers, cafés and restaurants, the property occupies a highly visible trading position within the town centre. The premises are available on a new lease at a quoting rent of £7,500 per annum, representing an affordable opportunity to establish a business in one of North Yorkshire's most desirable market towns.

Terms

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

Rateable Value

Business Rates: £5400

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

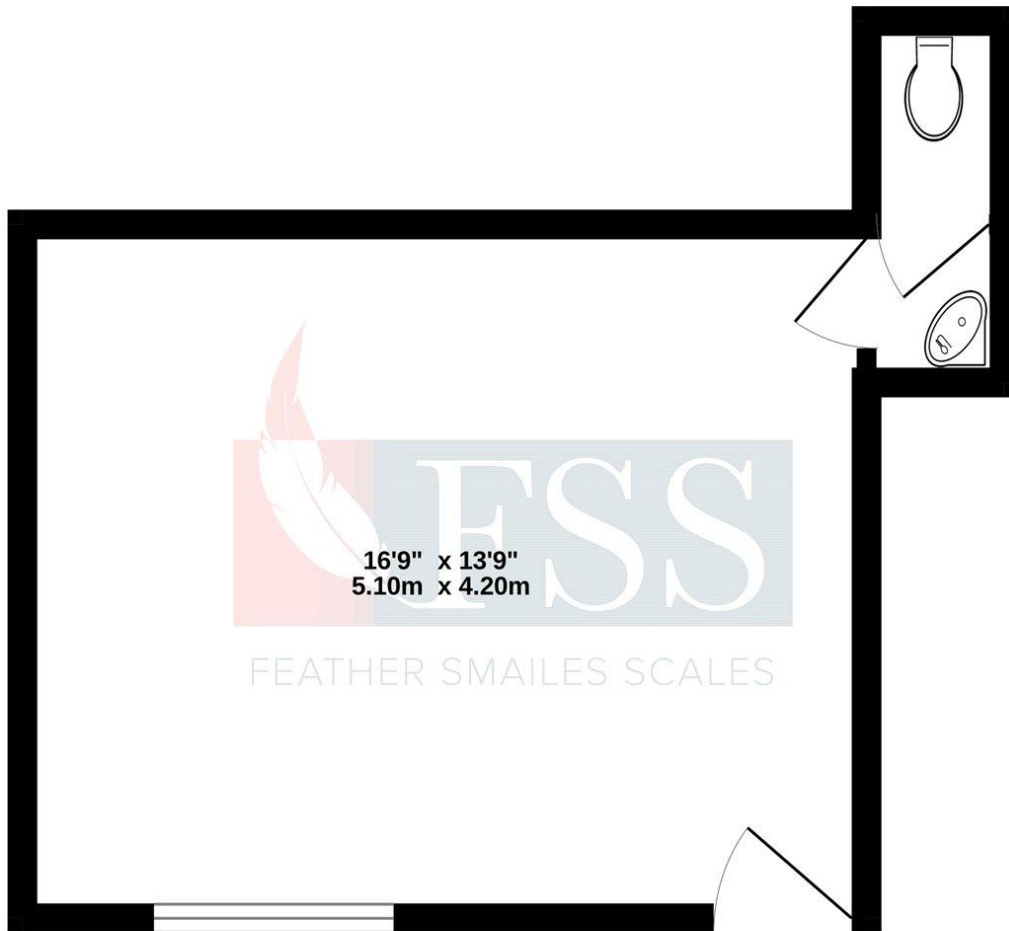
All mains services are connected to the property.

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
250 sq.ft. (23.2 sq.m.) approx.

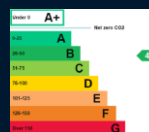


TOTAL FLOOR AREA : 250 sq.ft. (23.2 sq.m.) approx.

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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