



**DESCRIPTION**

APPROXIMATELY 640 SQ FT

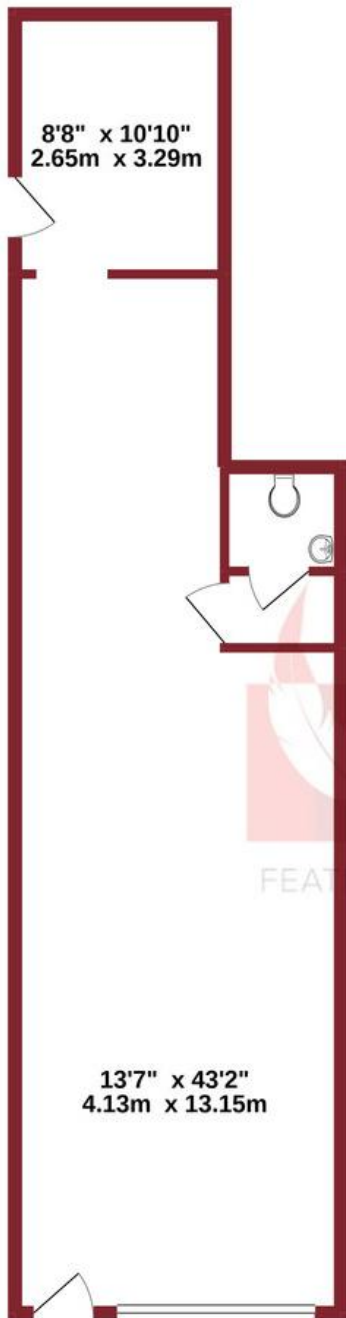
In the heart of Ripon City Centre is an opportunity to lease a ground floor retail unit on new terms to be negotiated with accompanying rear store and WC facility positioned in a parade of complimentary occupiers.

The accommodation having recently come vacant offers great frontage onto one of the main city centre streets, is predominantly open plan and the retail space at the front of the property is benefitting from newly fitted flooring. The upper floors are currently let to a third party tenant as office premises.

Viewing recommended to appreciate space on offer.

**GROUND FLOOR RETAIL  
READY FOR OCCUPATION**

**Rent £14,000 PA**



TOTAL FLOOR AREA : 640 sq.ft. (59.4 sq.m.) approx.  
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## Location and Directions

The premises occupies a prominent position in the prime rental area of Ripon in immediate proximity to Market Square. The property lies at the heart of Ripon city centre. Surrounding occupiers include a number of retailers including; Cafe Nero, Olivers Pantry, Sainsburys, Boots Pharmacy and So Bar Eats to name just a few.

## Tenure

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

## Rates

Rateable Value: £11,750.

Uniform Business Rate for 2018/19: £0.480. Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600

## 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 the agent Tel: 01423 501211.

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