

Ground Floor Premises,  
6-7 High Skellgate, Ripon, HG4 1BA



**UNDERGONE  
COMPREHENSIVE  
REFURBISHMENT**

**Rent £7,950 PA**

## **Description**

An opportunity to lease a ground floor commercial premises located in an excellent position in Ripon City Centre.

The property offers a large open plan retail unit totalling approximately 613 sq ft in size and benefits from a rear kitchen and WC. The premises comprise of 2 parts; mainly an open plan retail space but benefitting from a separate retail area accessed through a shared entrance.

The property has undergone a comprehensive refurbishment which has included re-decoration throughout, new vinyl flooring as well as updated electrics, LED lighting and a new kitchenette.

The property lends itself to a variety of occupiers looking for a City centre unit at an affordable rent.

## **Tenure**

Leasehold. New terms to be negotiated.

## **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.

## **Rates**

Rateable Value: £6,400.

Uniform Business Rate for 2022/23: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

## **Services**

All mains services are connected to the property.

## **VAT**

All figures quoted are deemed exclusive of VAT where applicable.

## **Directions**

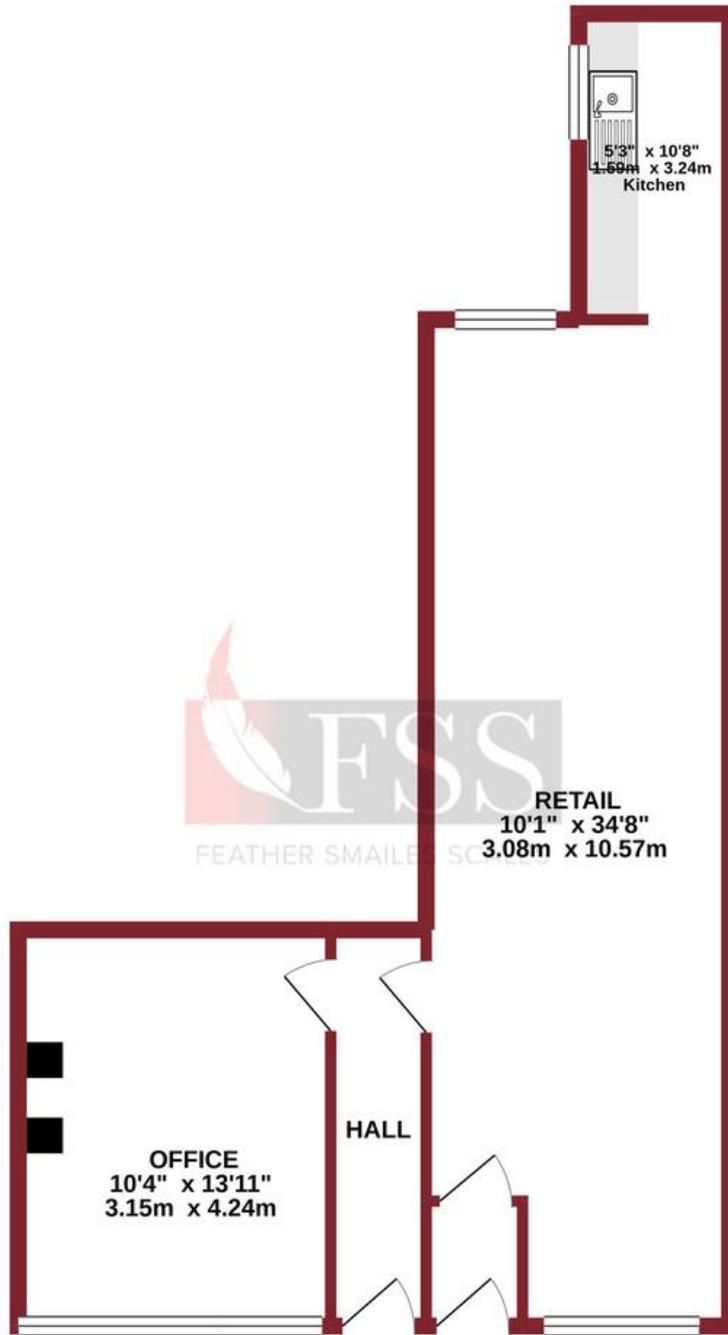
Approaching Ripon from Harrogate proceed to the roundabout on the southern bypass. Go straight over and continue on the Harrogate Road crossing the river and up the hill up towards the centre, where the property will be found on your left hand side.

## **Viewing**

Strictly by appointment with the agent Tel: 01423 501211.



GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.

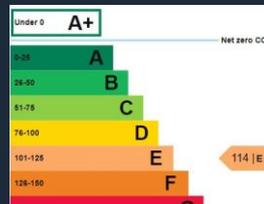


TOTAL FLOOR AREA : 613 sq.ft. (57.0 sq.m.) approx.

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