

17 North Street, Ripon,
HG4 1JY



£165,000

Description

An ideal investment opportunity to acquire the freehold of this most attractive Grade II Listed rustic brick mid terrace property.

The property is currently divided into two separate units with the ground floor barbershop, which has been let to the existing tenant for approximately 20 years, with a current income of £3600 per annum.

The remaining part of the building is a superbly appointed one bedroom apartment with accommodation arranged over three floors. The accommodation which benefits from gas fired central heating, briefly comprises: Kitchen on the ground floor, with open plan sitting dining room on the first floor with large shower room off. On the second floor is a large double bedroom. The current owners have an arrangement to rent a parking space to the rear, details of which can be passed on to a new owner.

The apartment had been let for a number of years on ASTs but has latterly been let through Airbnb with an average nightly rate of £75. This part of the investment can be exploited as much or as little as an individual requires. The current owners have had approximately 75% occupancy over the last 8 months.

The building is situated on North Street opposite the cinema in the centre of the city. The location is therefore ideal for its purpose with numerous people looking to come to stay in Ripon for the races and/or visiting the numerous tourist attractions which surround the city. Ripon is also ideally situated within close proximity to the A1(M) linking with the region's motorway network.

Tenure

Freehold.

Services

All mains services are connected to the property.

Directions

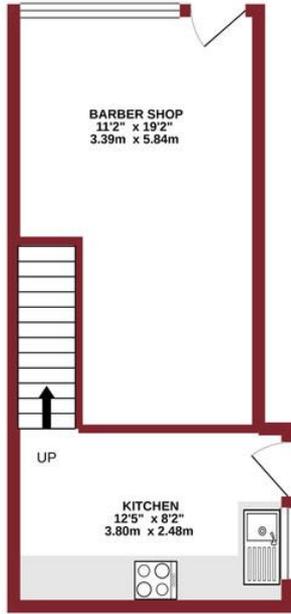
On entering Ripon from the south proceed to the Market Square and continue onto North Street where the property will be found on your right hand side.

Details Produced

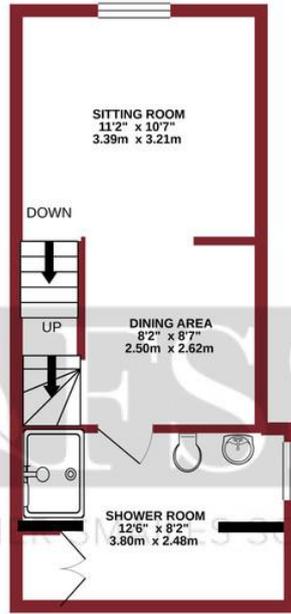
28th October 2021.



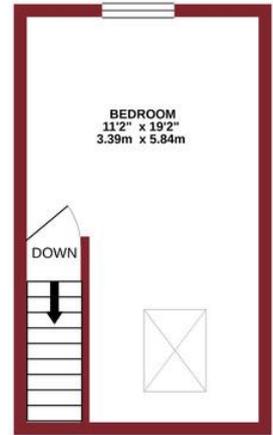
GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



2ND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 sq.m.) approx.
Made with Metropix ©2021

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients' interest. Should you require mortgage advice, we have a long-standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles Scales LP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Feather Smiles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



01423 501211
www.fssproperty.co.uk
sales@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE