



APPROXIMATELY 1,439 SQ FT

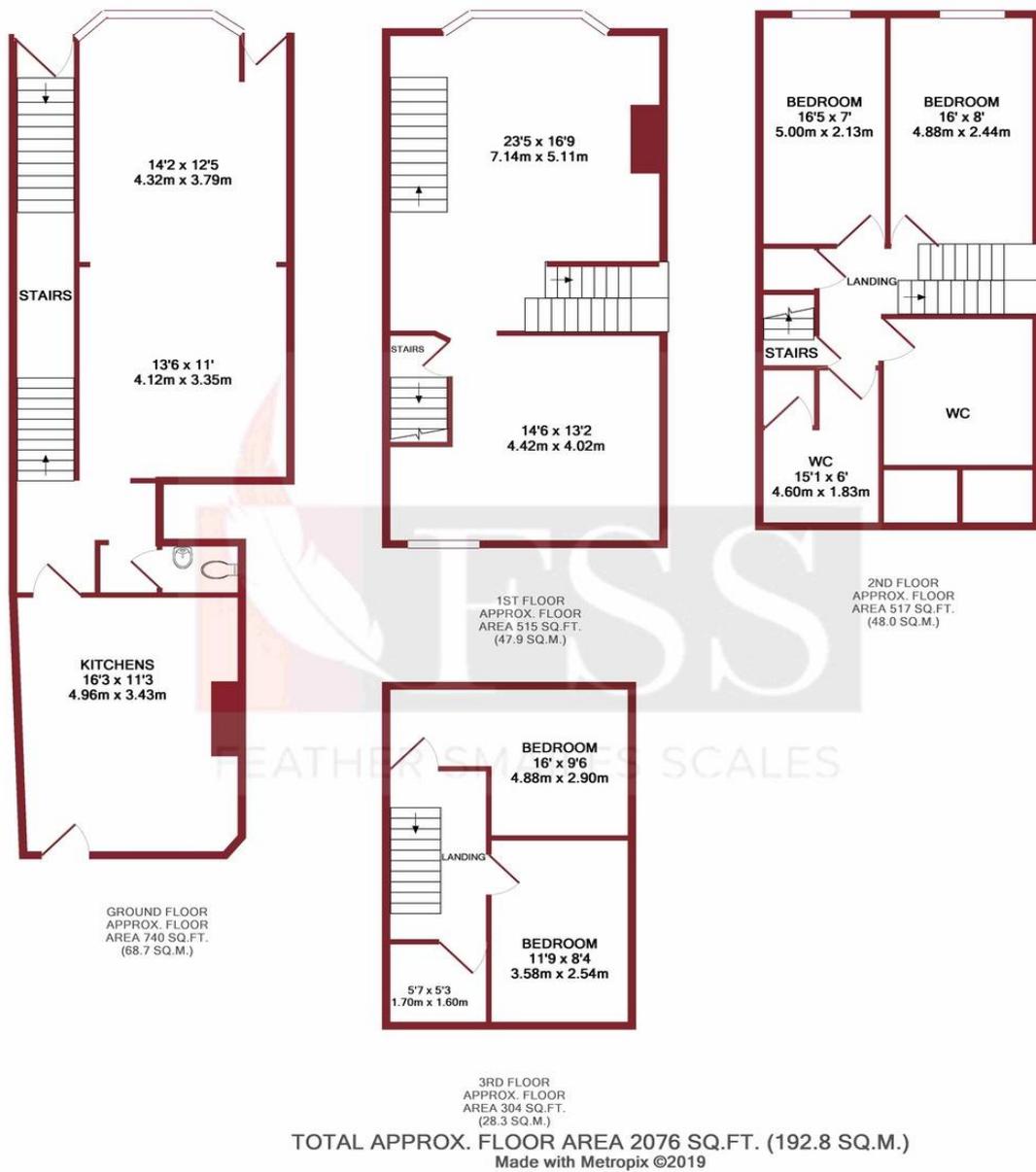
**DESCRIPTION**

In Ripon city centre on the prominent street of Kirkgate, an opportunity to lease a restaurant over ground and first floors with accommodation to the second and third floors. The unit offers the scope to split the accommodation from the restaurant should this be required.

The property is currently in a shell condition and an incentives package may be available by negotiation to assist with a tenants fit out. Although previously used as a restaurant the property would be suitable for a number of different uses

**RESTAURANT/RETAIL  
PREMISES OVER 4 FLOORS**

**Rent £18,000 PA**



## Location and Directions

Directly in the heart of Ripon Town Centre, occupying a prominent position on this pedestrianised street which leads to Ripon Cathedral, the property lies close to the Market Place, and Sainsburys Supermarket and Bus Station.

## Tenure

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

## VAT

All figures quoted are deemed exclusive of VAT where applicable.

## Rates

Rateable Value: £4,750.  
Uniform Business Rate for 2020/21: £0.512.  
Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

## Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## Services

All mains services are connected to the property.

## Planning

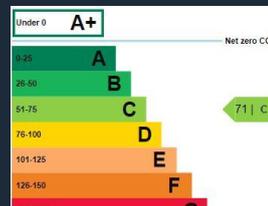
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## Viewing

Strictly by appointment with the agent  
Tel: 01423 501211.

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01423 501211

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