



DESCRIPTION

APPROXIMATELY 2,694 SQ FT

An opportunity to purchase a modern warehouse unit located on the Dallamires industrial estate just off Ripon bypass.

The property is available to purchase freehold as an investment opportunity with the property currently let to 'City Electrical Factors' who have been there for some 15 plus years.

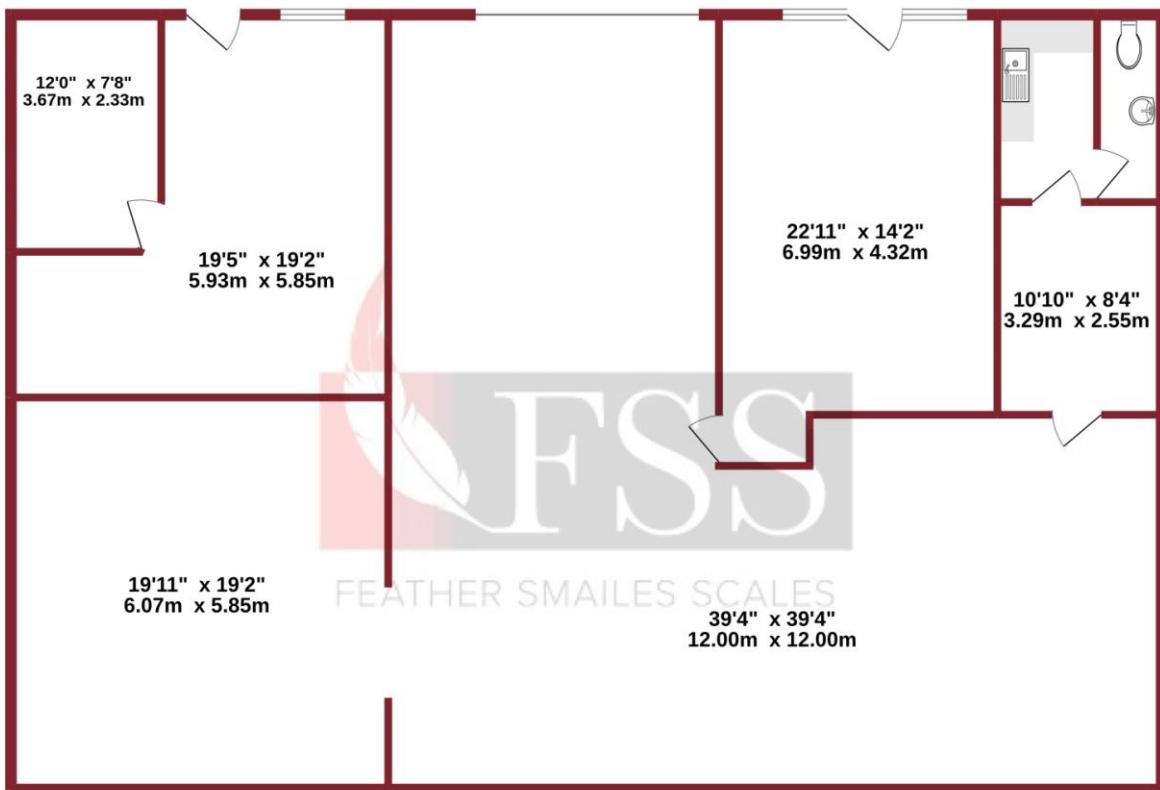
The tenants are on a 10 year lease expiring in August 2025 at a current rent passing of £13,728, offering an excellent return of 7.2% based on the asking price.

**INVESTMENT
OPPORTUNITY**

(Offers Over) £190,000

GROUND FLOOR

2306 sq.ft. (214.2 sq.m.) approx.



TOTAL FLOOR AREA : 2306 sq.ft. (214.2 sq.m.) approx.
Made with Metropix ©2022

Location and Directions

Dallmires Close is a well placed depot area just off Ripon by-pass/A61 providing easy access to the nearby towns of Knaresborough and Harrogate.

Tenure

Freehold. The property is for sale freehold subject to the existing tenancy.

Costs

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

Rates

Rateable Value: £9,600.
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.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Services

All mains services are connected to the property.

Planning

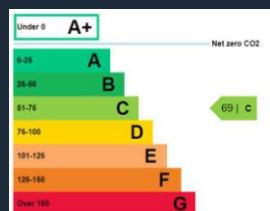
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals in any change of use is envisaged.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agent acting on behalf of clients, will seek proof of funding to safeguard our client interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide

IMPORTANT NOTICE: 1. **Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smails & Scales LLP 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 Smails & Scales nor 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 Smails & 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

commercialdept@fssproperty.co.uk

8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE