



## DESCRIPTION

APPROXIMATELY 1103 SQ FT

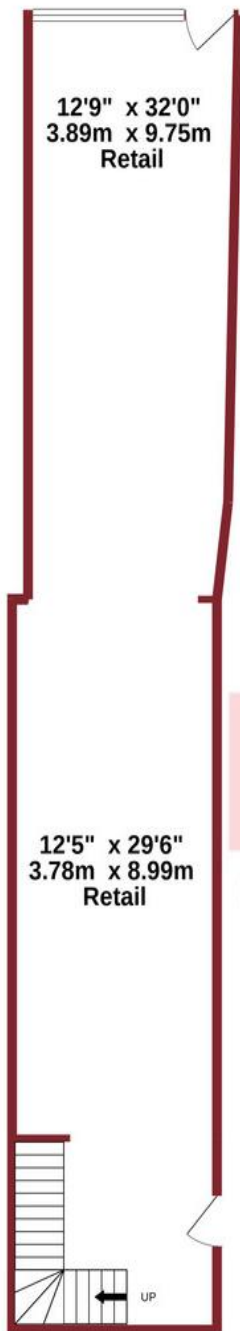
The premises offer a ground floor shop of an open plan nature in Ripon City Centre adjacent to the Market Place. The premises have been occupied by Mountain Warehouse for a number of years and would be ideally suited to other similar occupiers as well as a range of other retail uses. The property also benefits from a first floor office, with kitchenette and WC facilities.

Centrally located within this historic city, the property is close to the pedestrianised access routes which link the Market Gate retail development with Fishergate, with the former being home to a 32,000 sq ft Booths supermarket and a 12,000 sq Argos Extra, together with substantial car parking. Retailers in the immediate vicinity include Superdrug, M & Co, The Original Factory Shop, Oxfam, Specsavers and Santander.

IMMEDIATE TOWN CENTRE  
LOCATION

**Rent £19,500 PA**

GROUND FLOOR  
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx

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## Location and Directions

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## Tenure

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

## Rates

Rateable Value: £19,750.

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.

## 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 FSS Tel: 01423 501211 or joint agent AWS Tel: 0113 2351362



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.

EPC AWAITED

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