

**RETAIL UNIT**  
**RIPON HG4 1AA**  
**NORTH YORKSHIRE**



- **ATTRACTIVE PERIOD PROPERTY**
- **CLOSE TO MARKET PLACE**
- **EXCELLENT TOWN CENTRE POSITION**
- **GROUND FLOOR SALES/TRADING**
- **SUITS A RANGE OF OCCUPIERS (subject to planning)**
- **SHORT TERM LEASE AVAILABLE**

**TO LET**

**IMPORTANT NOTICE**

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

## **LOCATION**

The subject property is situated in an accessible position fronting Finkle Street close to Ripons historic Market Place. There is plentiful parking nearby.

Whilst technically a city thanks to its magnificent cathedral, Ripon is an attractive and bustling historic market town with a diverse economy with employers from the tourist, agricultural, service, engineering and public sectors.

The town has very good road links being situated on the A61 with quick access to the A1(M) thereby providing excellent links to the regional road and motorway network.

The subject property is one of a wide range of shops, services and amenities in the town. Ripon has a growing resident population with major new developments being undertaken by national housebuilders, and benefits from a year round visitor/tourist trade. At its closest point Ripon is only a mile from the Yorkshire Dales National Park and a short drive from the North York Moors National Park. With combined annual visitor days of over 10 million the town is ideally placed to benefit from its strategic location.

## **DESCRIPTION**

The subject property is situated with immediate frontage to Finkle Street close to the historic Market Place, and comprises the ground floor of a period building of traditional brick construction with stone dressings.

Internally the property is laid out to provide a recessed entrance leading to a sales area, store room, WC and kitchenette.

## **FLOOR AREAS (approximate NIA)**

Sales	65.08 sq m (700 sq ft)
Stores	19.96 sq m (215 sq ft)
Kitchen	7.70 sq m ( 83 sq ft)

## **RATEABLE VALUE**

From enquiries made at the VO website we believe that the property has a rateable value of £14,740 which is subject to the uniform business rate.

## **LEASE TERMS**

The property is available on a new full repairing lease for a preferred term ending March 2022, however our clients are prepared to consider longer lease terms.

The commencing rental is £17,500 per annum.

## **VAT**

Interested parties should assume that the rent is subject to VAT.

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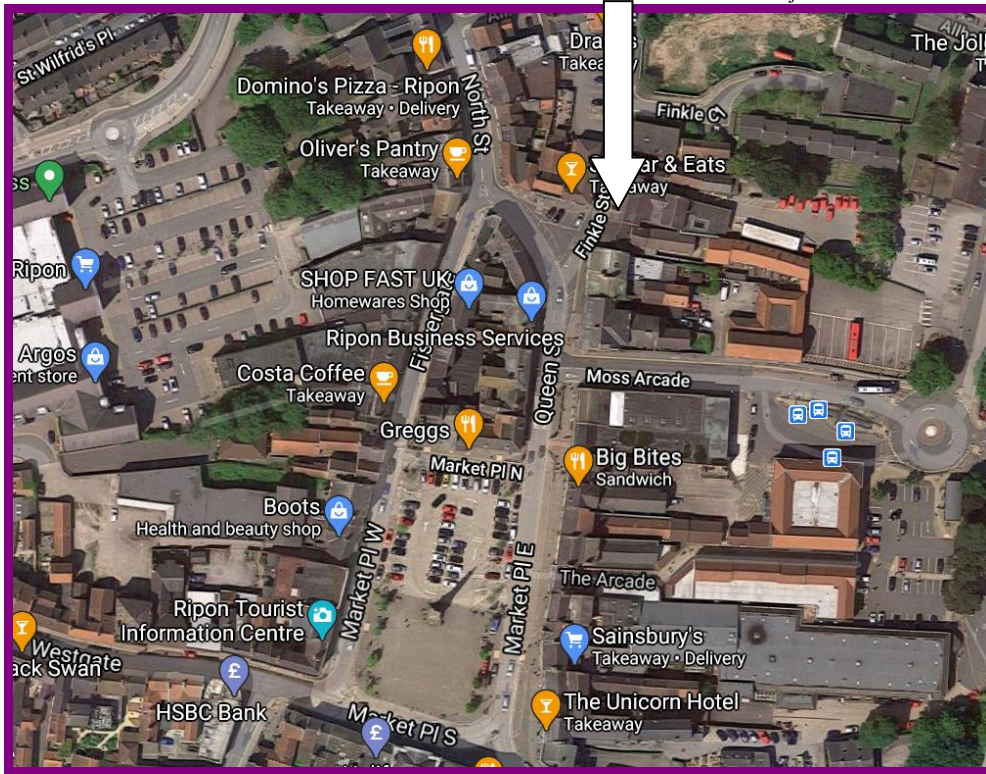
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## VIEWING

By prior arrangement with the Sole Agents. [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) or 07725 416002 or 01904 692929.

Subject to contract 121020



Ripon Market Place

MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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