

PRIME SHOP TO LET



24 MARKET PLACE, RIPON, HG4 1BN

LOCATION

Ripon is a North Yorkshire City and Market Town, situated some 12 miles north of Harrogate and 16 miles south of Northallerton with the A1(M) being within 2 miles.

The City is a popular tourist destination with World Heritage sites close by of Fountains Abbey and Studley Royal Park. There is also a popular race course midway between the City Centre and the A1(M).

SITUATION

The property has a prime location fronting the Market Place with other occupiers in the close vicinity including Superdrug, Boots, Specsavers, Thomas the Bakers, Johnson Cleaners and Greggs.

The unit is indicated on the attached street traders plan.

DESCRIPTION

A well-proportioned ground floor shop with rear access.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Internal Width	4.72m	15'6"
Shop Depth	18.81m	61'9"
GF Sales	72.76 sq.m.	783 sq.ft
GF Staff/Stores	11.71 sq.m.	196 sq.ft.

LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

Offers in the region of **£25,000 per annum exclusive**.

Tel: 0113 244 9020 / www.bht.uk.com

RATES

We understand the property is assessed as follows:-

Rateable Value £25,250

Rates reductions are available to individuals and companies and interested parties are requested to make their own enquiries with the Local Authority Rating Department.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D(82). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

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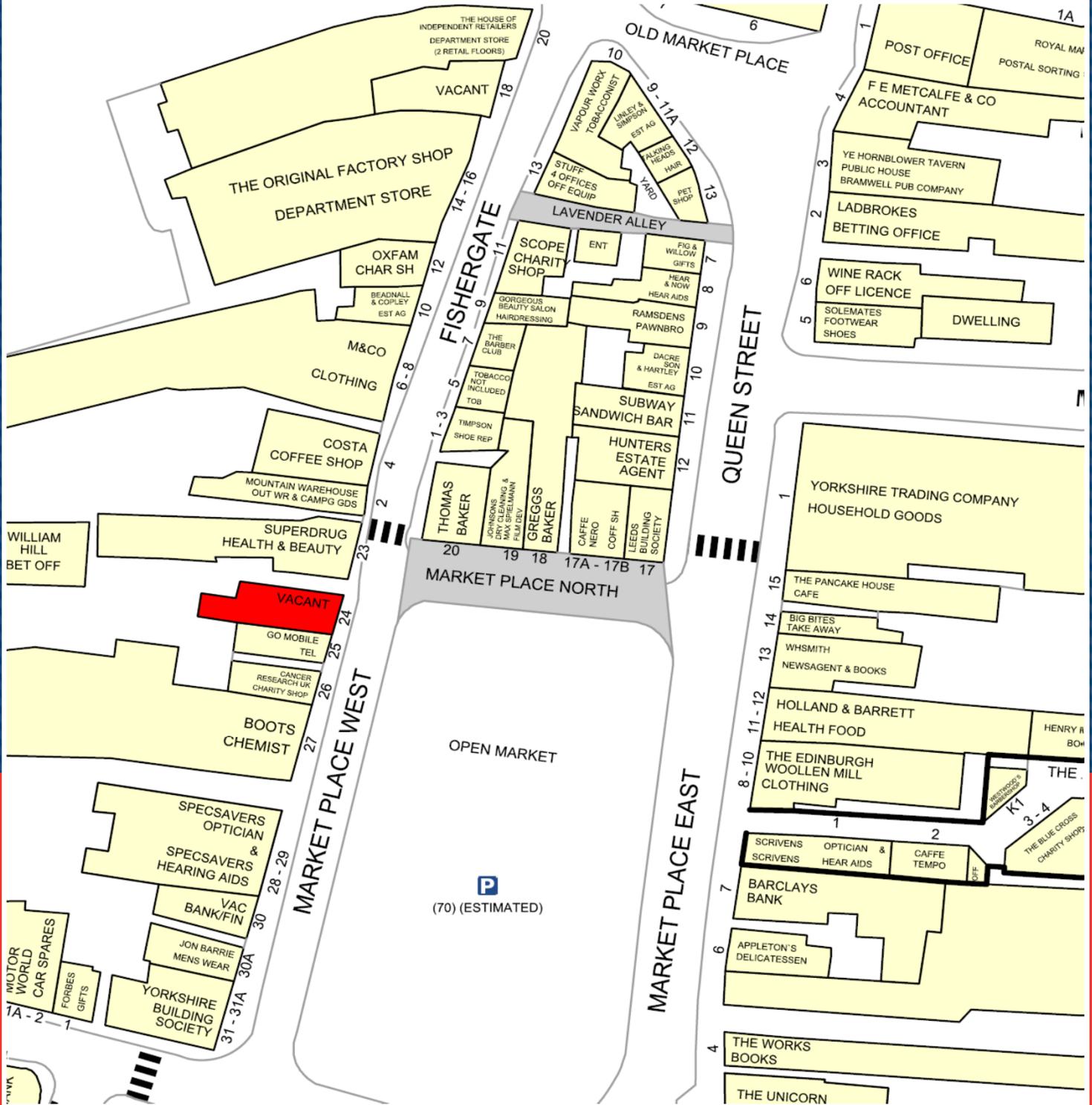
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Subject to Contract
Sept 2021



Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.