

To Let

Prominent Retail Park Accommodation from 2,000 to 22,000 sq ft

Adjoining a Newly Refurbished Tesco Superstore

Unit 3, 11 & 15
Marshall Way
Ripon
HG4 2BT

Certified B Corporation

Sanderson Weatherall

Key points

- Adjoining newly refurbished Tesco Superstore on a long-term commitment
- Established retail destination benefitting from strong customer footfall
- Approximately 210 customer parking spaces
- Units available from 2,000 sq ft to 22,000 sq ft
- Suitable for Retail, Leisure, Fitness and other Class E uses (STP)
- Excellent access to Ripon City Centre and A61/A1(M)

Description

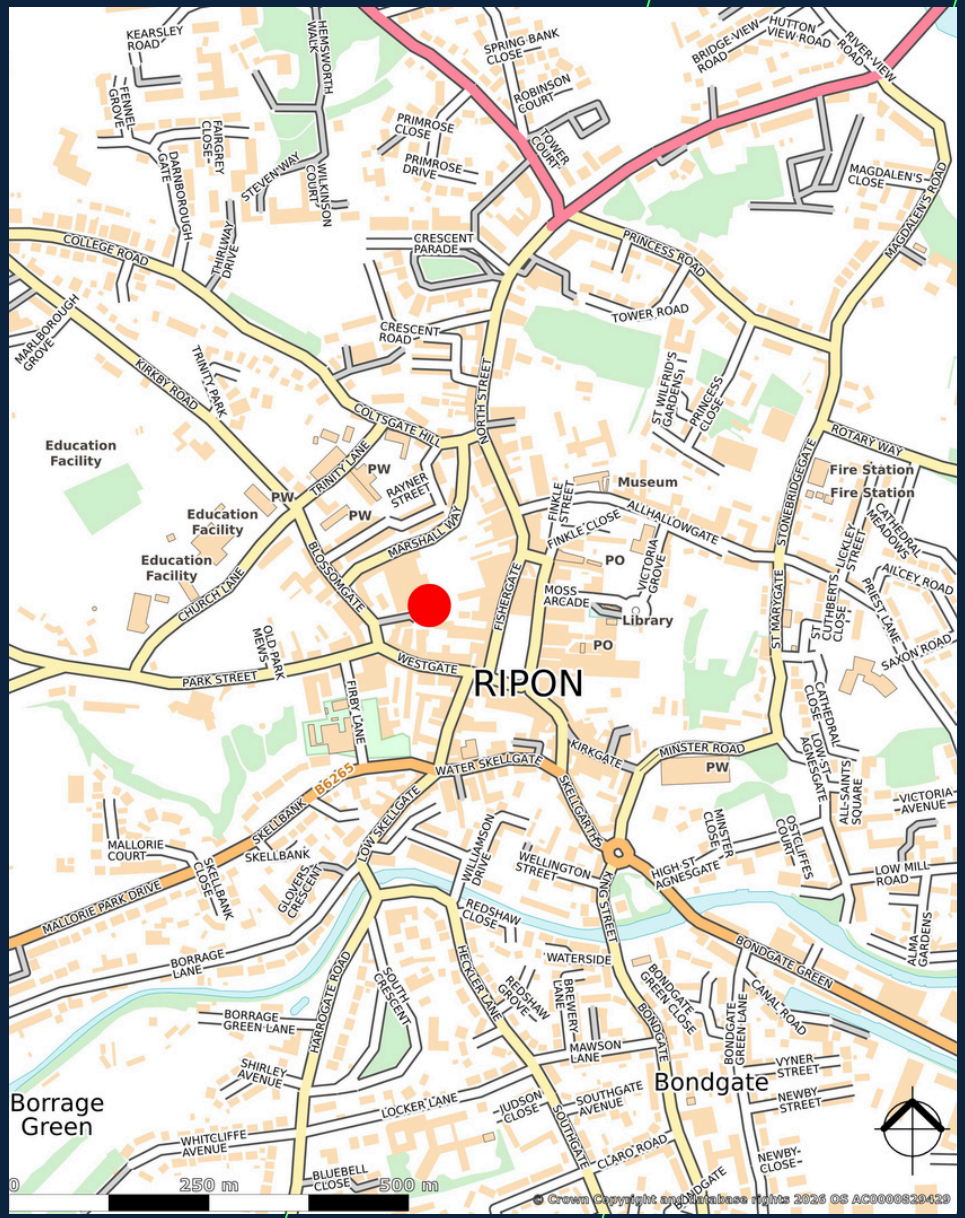
Units 3, 11 & 15 Marshall Way Retail Park provide a rare opportunity to secure accommodation within an established retail destination anchored by a recently refurbished Tesco Superstore, which has recently committed to a new long-term lease and invested significantly in its store. The scheme benefits from strong customer footfall, extensive parking provision and a prominent position adjoining Ripon city centre. The available accommodation extends to approximately 22,000 sq ft and can be occupied as a whole or subdivided to suit occupier requirements, subject to landlord approval.

The accommodation is arranged within a modern purpose-built retail park development of steel portal frame construction with insulated cladding and extensive glazed shopfronts, designed to accommodate a broad range of retail, leisure, fitness and other commercial uses. The premises are currently occupied on a short-term basis by Poundstretcher and the YMCA, offering flexibility for future occupation. The retail park benefits from ample customer parking, dedicated servicing facilities and on-site electric vehicle charging infrastructure operated by Instavolt, further enhancing its appeal to both occupiers and visitors. The units offer prominent frontage, excellent visibility and the opportunity to secure accommodation within an established retail location. The units are well configured, with good floor to ceiling heights throughout.

Location

Marshall Way Retail Park is anchored by a newly refurbished Tesco Superstore, which has recently renewed its commitment to the scheme through a long-term lease and substantial investment in the store. The retail park benefits from approximately 210 customer parking spaces and attracts significant shopper footfall from both the store and Ripon City Centre, which lies immediately adjacent. The available units occupy a highly prominent position within the scheme and benefit from excellent visibility and accessibility.

Ripon is an affluent cathedral city serving a broad catchment across North Yorkshire and benefits from excellent road communications via the A61, which links Harrogate to the south and Thirsk to the north, together with the nearby A1(M) Motorway providing regional connectivity to Leeds, York, Teesside and the wider national motorway network.



Asking Rent & Lease Terms

A new lease is available on an Effective Full Repairing and Insuring basis with terms to be agreed, subject to contract.

Rent available upon application.

Services

We understand that the property benefits from all main service connections, however, any interested party is advised to make their own investigations regarding this matter.

Use / Planning

We understand that the property benefits from consent for its current use that falls under Class E of the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent via the Local Planning Authority, Harrogate Council.

Accommodation

We understand that the property provides the following approximate Net Internal Area(s):

Description	sq m	sq ft
3 Marshall Way		
Ground Floor Retail Sales Area	221.10	2,380
Ground Floor Office	27.71	298
Ground Floor Internal Storage	131.78	1,418
First Floor Store/Staff Room	642.07	6,911
	1,022.66	**11,008**
11 Marshall Way		
Ground Floor Retail Sales Area	405.04	4,360
First Floor Storage	405.04	4,360
	810.08	**8,720**
15 Marshall Way		
Ground Floor Sales Area	130.93	1,409
Ground Floor Internal Storage	56.79	611
	187.72	**2,020**
Total	**2,020**	**21,748**






TESCO



Business Rates

The properties are assessed in the 2026 rating list as follows:

Property	Description	Rateable Value
3 Marshall Way	Shop & Premises	£64,000
11 Marshall Way	Shop & Premises	£60,500
15 Marshall Way	Shop & Premises	£37,500

The subject properties may be subject to transitional phasing and as such multiplying the Rateable Value by the National Non-Domestic Rating Multiplier may not give a true representation of the rates payable. As the units could be amalgamated, the VOA would then be required to reassess the rateable value upon occupation.

We would therefore recommend that any interested party makes their own investigations regarding the business rates and rates payable with the Local Rating Authority, Harrogate Council.

Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium to be confirmed.

The tenant will be responsible for obtaining their own contents insurance.

Service Charge

A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts.

Further information available upon request.

EPC

Each unit has a separate Energy Performance Certificate (EPC) which can be obtained via the links below:

3 Marshall Way: Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

11 Marshall Way: Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

15 Marshall Way: Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal costs

Each party to be responsible for their own legal costs incurred throughout any transaction.




garden
Northern Wines
refuse area
Service Yard
GL = 17.700
FFL = 18.900
TO LET
TO LET
TO LET
SU1
BOOTHS
1940 sq m
19,800 sq ft
SU2
453 sq m
4875 sq ft
gross int
SU3
421 sq m
4530 sq ft
gross int
SU4
213 sq m
2300 sq ft gross
TESCO
18.900

Sanderson Weatherall

Viewings

For further information or to arrange a viewing please contact the sole agents:

Mark Convery
07525 872 141
mark.convery@sw.co.uk

Sam Robinson
07518 907 416
sam.robinson@sw.co.uk



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