



Unit 14

1A The Arcade, Market Place East, Ripon, HG4 1NZ

SHOP UNIT

500 sq ft
(46.45 sq m)

- Busy shopping Arcade
- Suitable for various uses (STC)
- Popular market town



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Summary

Available Size	500 sq ft
Rent	£10,000 per annum
Rateable Value	£11,000 The property will benefit from full rate relief
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (46)

Description

The property has been recently refurbished and now provides a modern shop unit, centrally located within The Arcade. The unit has an open plan layout with w/c and kitchenette to the left corner and benefits from a new glazed shop frontage.

Location

The Arcade is accessed directly off Market Place in the centre of Ripon and connects through to the City's bus station, therefore benefiting from high pedestrian footfall. Retailers in The Arcade include Home Bargains, Scrivens Opticians, Yorkshire Cancer Research and Card Factory. There are a number of pay & display car parking options within very close proximity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	500	46.45
Total	500	46.45

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of £10,000 per annum. Other costs in addition to the rent include business rates, VAT, service charge, utility costs, insurance and all other outgoings.

Planning

We understand the premises currently benefit from Use Class E (formerly A1). Other uses may be permitted subject to planning.



Viewing & Further Information



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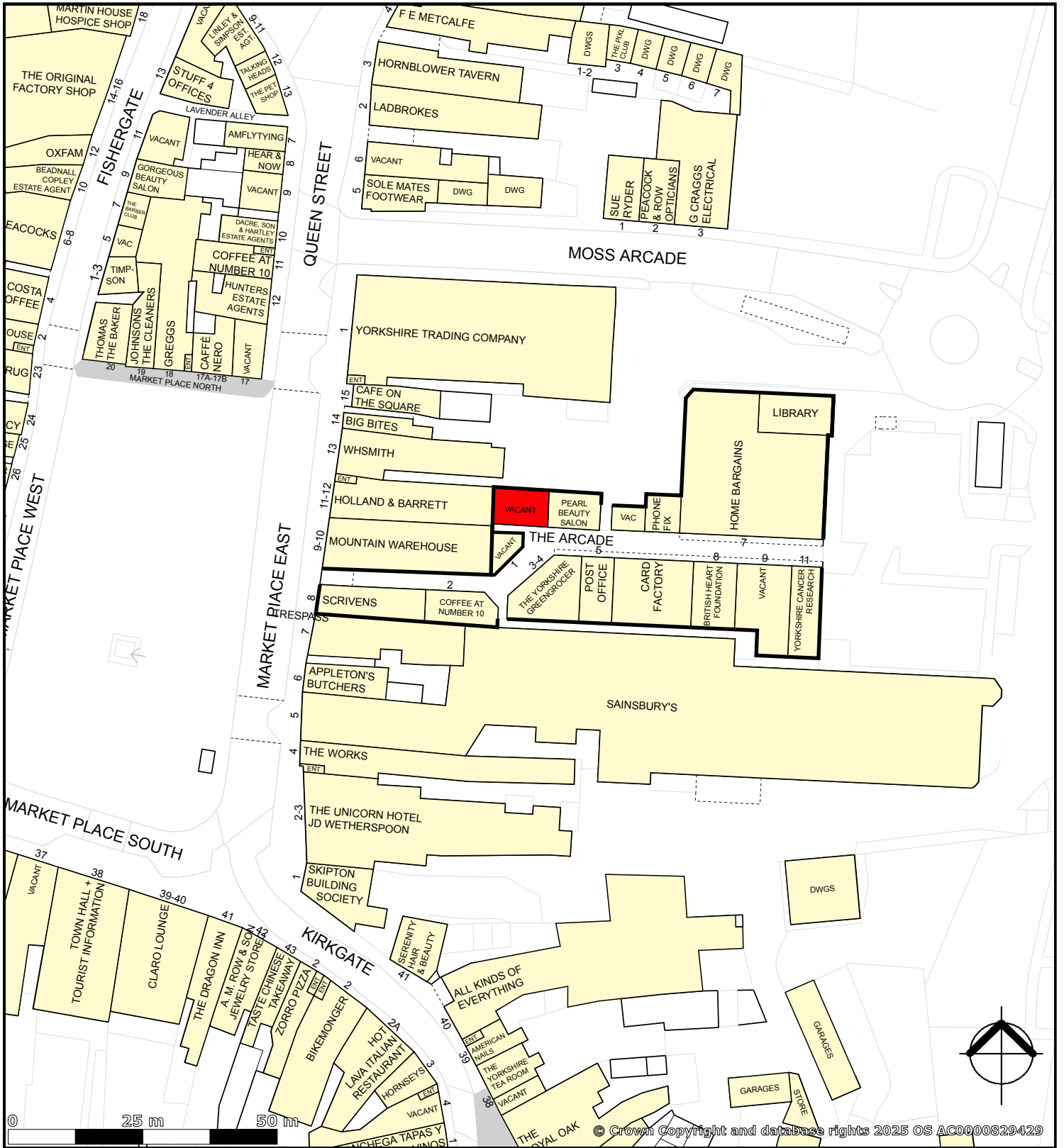


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Plotted Scale - 1:1,000