



## Kiosk 1

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

### SHOP UNIT

**245 sq ft**  
(22.76 sq m)

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

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## Summary

<b>Available Size</b>	245 sq ft
<b>Rent</b>	£8,500 per annum
<b>Rates Payable</b>	£3,043.90 per annum This property qualifies for full business rate relief
<b>Rateable Value</b>	£6,100
<b>VAT</b>	Applicable
<b>EPC Rating</b>	C (68)

## Description

The property comprises a glazed shop unit with timber frontage, centrally located within The Arcade. The unit has an open plan layout with w/c kitchen point.

## 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	245	22.76
<b>Total</b>	<b>245</b>	<b>22.76</b>

## 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 £8,500 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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