

ROWLAND BURKITT

CHARTERED SURVEYORS & COMMERCIAL PROPERTY CONSULTANTS

15 MARKET PLACE EAST, RIPON
NORTH YORKSHIRE, HG4 1BP



GROUND FLOOR SHOP - TO LET

- LOCATED IN THE AFFLUENT TOWN OF RIPON.
- ANNUAL RENT OF £18,750 P.A.
- NEARBY TRADERS INCLUDE WH SMITH, CAFFÈ NERO & THE EDINBURGH WOOLEN MILL

15 Market Place East, Ripon, North Yorkshire, HG4 1BP

Location

15 Market Place East is located in the affluent market town of Ripon, 10 miles north of Harrogate and 10 miles to the south west of Thirsk. A mix of multiple retailers (e.g. WH Smith, Caffè Nero and The Edinburgh Woolen Mill), strong independent traders and the weekly Ripon Market drive footfall to the locality. The property occupies a prominent pitch towards the north east end of the square, it benefits from return frontage and is located adjacent to a pelican crossing which connects Market Place East to Market Place North.

Description

The property comprises a ground floor shop with a total net internal floor area of 739ft² (68.7m²).

Accommodation

Ground Floor

Gross Frontage	4.15m (13'7")
Internal Width	3.67m (12'0")
Shop Depth	12.52m (41'0")
Sales area (Return Frontage)	2.97m ² (32ft ²)
Sales area	27.88m ² (300ft ²)
Storage/Office	33.53m ² (360ft ²)
W/C & Lobby	4.41m ² (47ft ²)



Nearby retailers include WH Smith, Holland & Barrett and The Edinburgh Woolen Mill.

Rates

15 Market Place East has a 2017 Rateable Value of £17,500.

For an accurate figure on the business rates payable, and information on any relief, please contact the Business Rates Department at the Harrogate Borough Council. Telephone no: 01423 500600.

Lease Terms

The property is to let on a new full repairing and insuring lease for a term of 10 years with an upward only rent review at the end of the fifth year.

Rent

£18,750 per annum exclusive of rates. The property is not elected for VAT.

Use

The property currently falls under the use class of A1. Interested parties are advised to make their own enquires to the local planning authority as to proposed changes of use.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Viewings are by appointment only. Please contact the sole agents on 0113 286 7006.

Further Information

If you require more information please contact the sole selling agents, Rowland Burkitt Chartered Surveyors via email at enquiries@rowlandburkitt.co.uk or by phone on 0113 286 7006.

Subject to Contract

Details prepared 12th of April 2018.

Telephone : 0113 286 7006
Email : enquiries@rowlandburkitt.co.uk

Messrs. Rowland Burkitt for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All offers are subject to contract or lease and all prices or rentals quoted are exclusive of VAT.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in employment of Messrs. Rowland Burkitt has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Performance Certificate

Non-Domestic Building



Thomas Cook Ltd
15 Market Place East
RIPON
HG4 1BP

Certificate Reference Number:
0960-0638-6999-5599-4006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 100

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	72
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	108.98
Primary energy use (kWh/m ² per year):	644.64

Benchmarks

Buildings similar to this one could have ratings as follows:

32

If newly built

93

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	SBEM Online v2.02 using calculation engine SBEM v5.3.a.0
Property Reference:	659946560000
Assessor Name:	Felix Stockmann
Assessor Number:	EES/019729
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	FS Engineering (AS) Ltd
Employer/Trading Address:	11 Scriven Road, Knaresborough, North Yorkshire, HG5 9EQ
Issue Date:	17 Jan 2018
Valid Until:	16 Jan 2028 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0990-6994-0498-6950-6050.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.