

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