

ROWLAND BURKITT

CHARTERED SURVEYORS & COMMERCIAL PROPERTY CONSULTANTS

FORMER BARCLAYS BANK 7 MARKET PLACE EAST, RIPON, HG4 1BP



TO LET

- PRIME RETAIL OPPORTUNITY
- OVER 4,500ft² TOTAL FLOOR AREA

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

Location

Ripon is a Cathedral city and historic market town located approximately 10 miles north of Harrogate. The town has excellent road links being situated on the A61 which provides quick and easy access to the A1(M).

A long established, and extremely popular, market is held in the town square every Thursday throughout the year.

There are a number of options for car parking in the town centre with the nearest available being in the square itself.

Situation

The property occupies a prime pitch fronting onto Market Place. Other occupiers in the close vicinity include Sainsbury's, Mountain Warehouse, Holland & Barrett and The Works.

Description

This property is the former Barclays Bank and comprises a retail unit on ground floor, office/staff accommodation on the first and second floors and storage in the basement. Access to the rear of the property is via an alleyway to the right hand side of the premises.

Accommodation

The property has the following approximate net internal floor areas:-

Ground Floor - 1,722 ft² (159.9 m²)

First Floor - 1,685 ft² (156.5 m²)

Second Floor - 949 ft² (88.2 m²)

Basement - 238 ft² (22.1 m²)

Total - 4,594 ft² (426.8 m²)

Planning

The property has operated as a bank for a number of years and we understand that the current use class is E.

Subject to Contract

Details prepared 30th of June 2022.

Business Rates

The premises have a Rateable Value of £41,000. Retail Relief for 2022/23 is available and we advise prospective Tenants to contact the Local Authority to determine eligibility.

EPC

The property has an EPC rating of D.

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £45,000 per annum exclusive of business rates, utility costs, and insurance. VAT is not applicable to the rent.

Further Information and Viewings

For further information on the property or to arrange a viewing please contact the sole agents, Rowland Burkitt Chartered Surveyors, on 0113 286 7006 or by email at enquiries@rowlandburkitt.co.uk.