

RIPON

2 KIRKGATE, HG4 1PA

N.YORKSHIRE

**OVER 4,300 SQ FT SALES
JUST OFF MARKET SQUARE
TO LET ON NEW LEASE**



LOCATION

Readily accessible from the A1(M) and 12 miles north of Harrogate. Ripon is an attractive market town drawing on a huge hinterland and ever-growing tourist trade attracted by the **Yorkshire Dales, City Cathedral** and delightful **Racecourse**.

National multiples within the town include **Booths Supermarket, Argos, Fat Face, Edinburgh Woollen Mill, Mountain Warehouse, M&Co, Costa, Holland and Barrett, Sainsburys, Boots and WH Smith.**

2 Kirkgate is just off Market Square close to well-established jewellery, gifts and specialist businesses on an important tourist trail to the Cathedral.

ACCOMMODATION

The premises are arranged over ground, first and basement levels and provide the following approximate dimensions and net floor areas:-

Gross Frontage	32'03"	9.83m
Internal Width (average)	22'02"	6.75m
Shop Depth	84'00"	25.60m

Ground Sales	1,877 sq ft	174.38 sq m
First Sales	2,182 sq ft	202.71 sq m
First Ancillary	178 sq ft	16.54 sq m
Basement Ancillary	1,870 sq ft	173.73 sq m

RENT

Offers in the region of £ 35,000 p.a. are invited.

LEASE

The premises are offered on a new full repairing and insuring lease subject to upward-only rent reviews every 5 years.

COSTS

Each party to be responsible for their own costs incurred in the transaction.

RATES

We are verbally advised the property is assessed as follows:

Rateable Value	£ 25,750.00
UBR (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£ 12,849.25
Estimate Payable with Retail Relief	£ NIL

This firm gives no warranty that these figures are accurate and interested parties are advised to make their own enquiries with Harrogate Borough Council Business Rates Department (tel: 01423 500600).

ENERGY PERFORMANCE CERTIFICATE

An EPC Certificate is available upon request.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

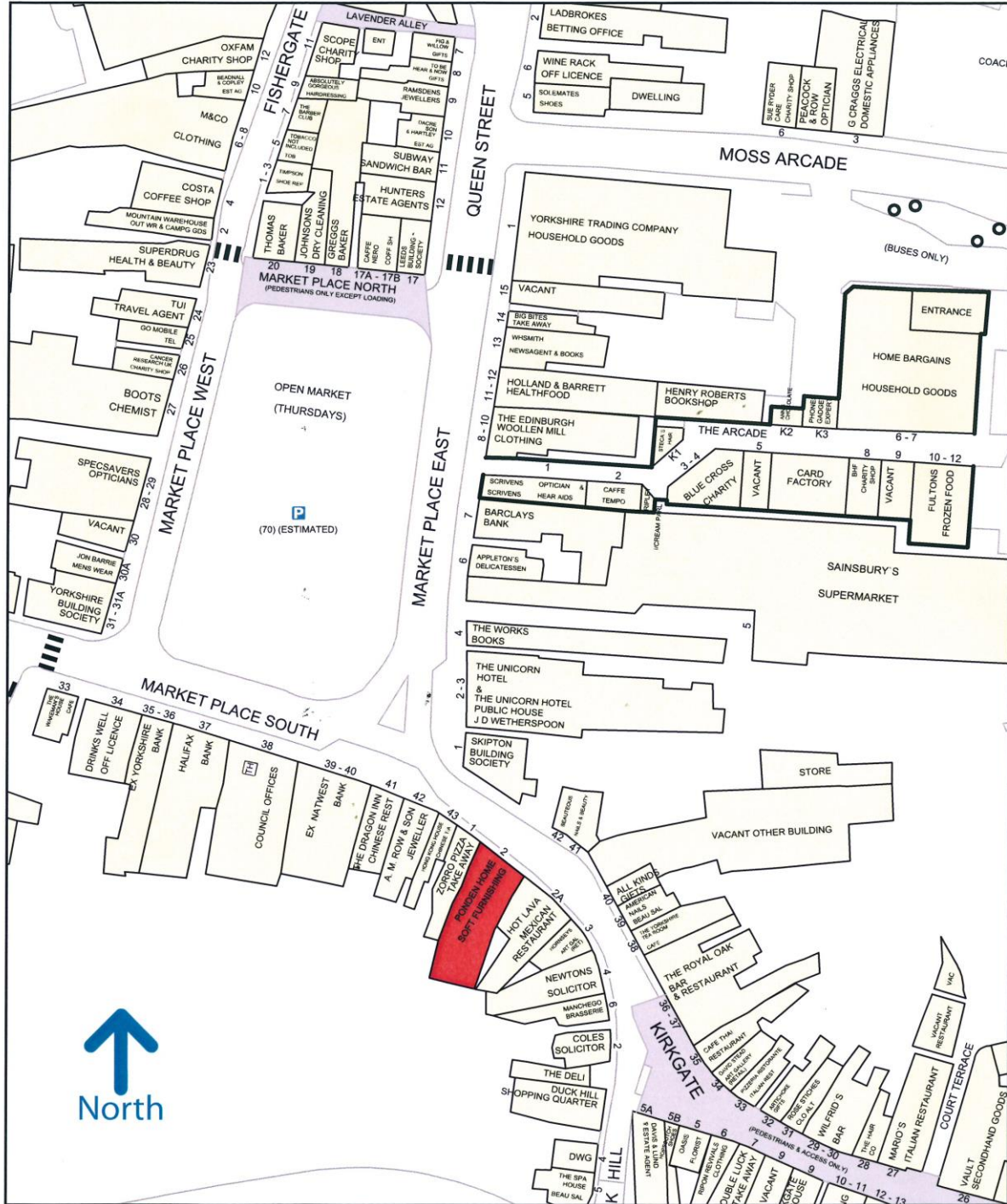
For further information and viewing arranges please contact the sole letting agents:-

Please direct all enquiries to Brassington Rowan:-

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SUBJECT TO CONTRACT AND VACANT POSSESSION



Experian Goad Plan Created: 25/01/2019
Created By: Brassington Rowan



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