



## Unit 14

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

### SHOP UNIT

**466 sq ft**  
(43.29 sq m)

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



# Unit 14, 1B The Arcade, Market Place East, Ripon, HG4 1NZ

## Summary

<b>Available Size</b>	466 sq ft
<b>Rent</b>	£10,000 per annum
<b>Rateable Value</b>	£10,500 The property will benefit from full rate relief
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (46)

## Description

The property has been recently refurbished and now provides a modern shop unit, centrally located within The Arcade. The unit has an open plan layout with w/c and kitchenette to the right corner and benefits from a new glazed shop frontage.

## 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.

## 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 £10,000 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



**Tom Fuller**

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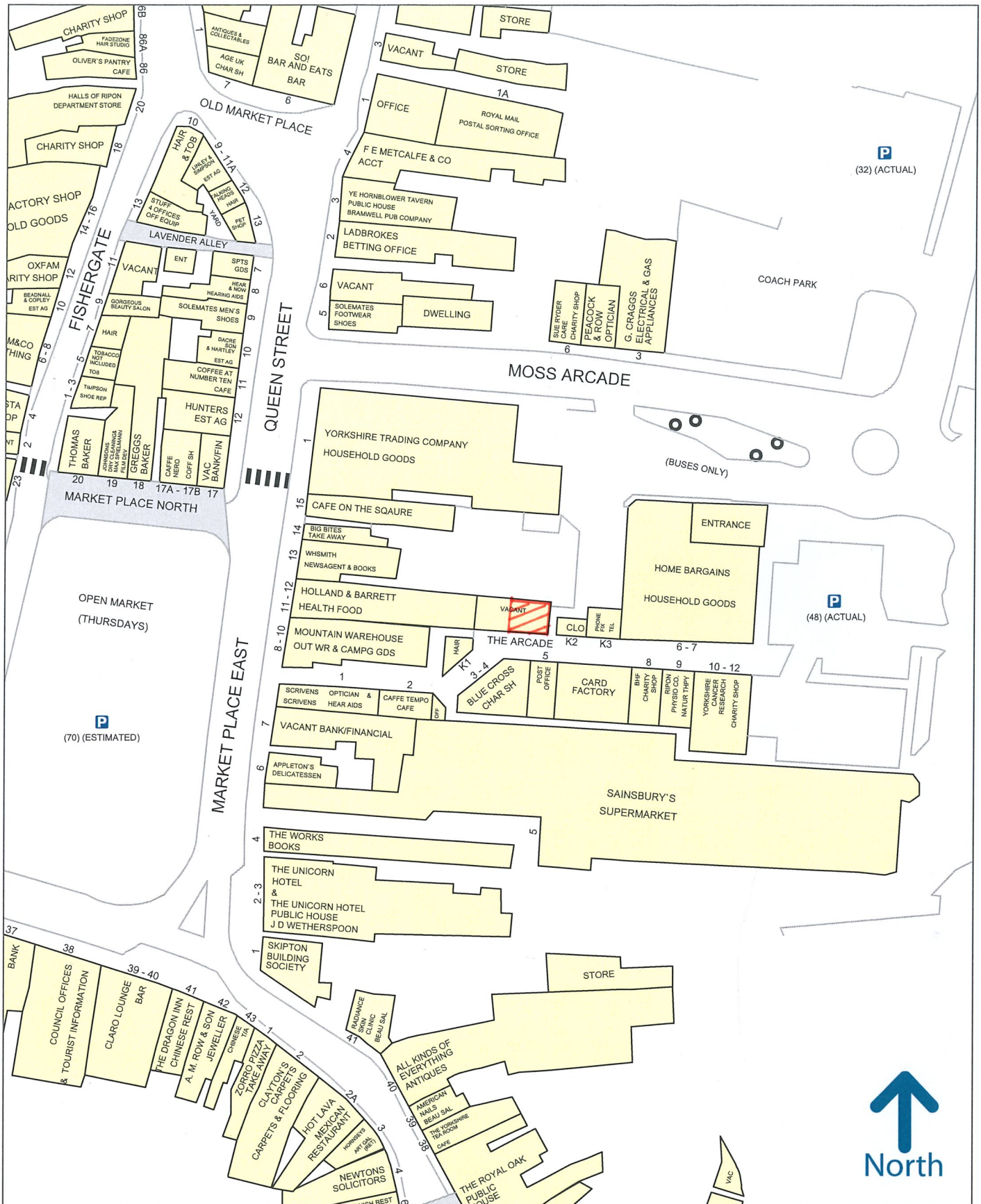
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**Pete Bradbury**

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50 metres

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