



## 2 The Arcade

Market Place East, Ripon, HG4 1NZ

### COFFEE SHOP UNIT

642 sq ft  
(59.64 sq m)

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

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## Summary

<b>Available Size</b>	642 sq ft
<b>Rent</b>	£15,000 per annum
<b>Rates Payable</b>	£970.83 per annum
<b>Rateable Value</b>	£12,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (59)

## Description

The unit occupies a great location in The Arcade close to the Market Square entrance and is set up for a coffee shop/cafe use. Internally the unit has an open plan customer area with separate disabled toilet. A small kitchen facility and storage is also provided. The units also benefits from outside seating.

## 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 £15,000 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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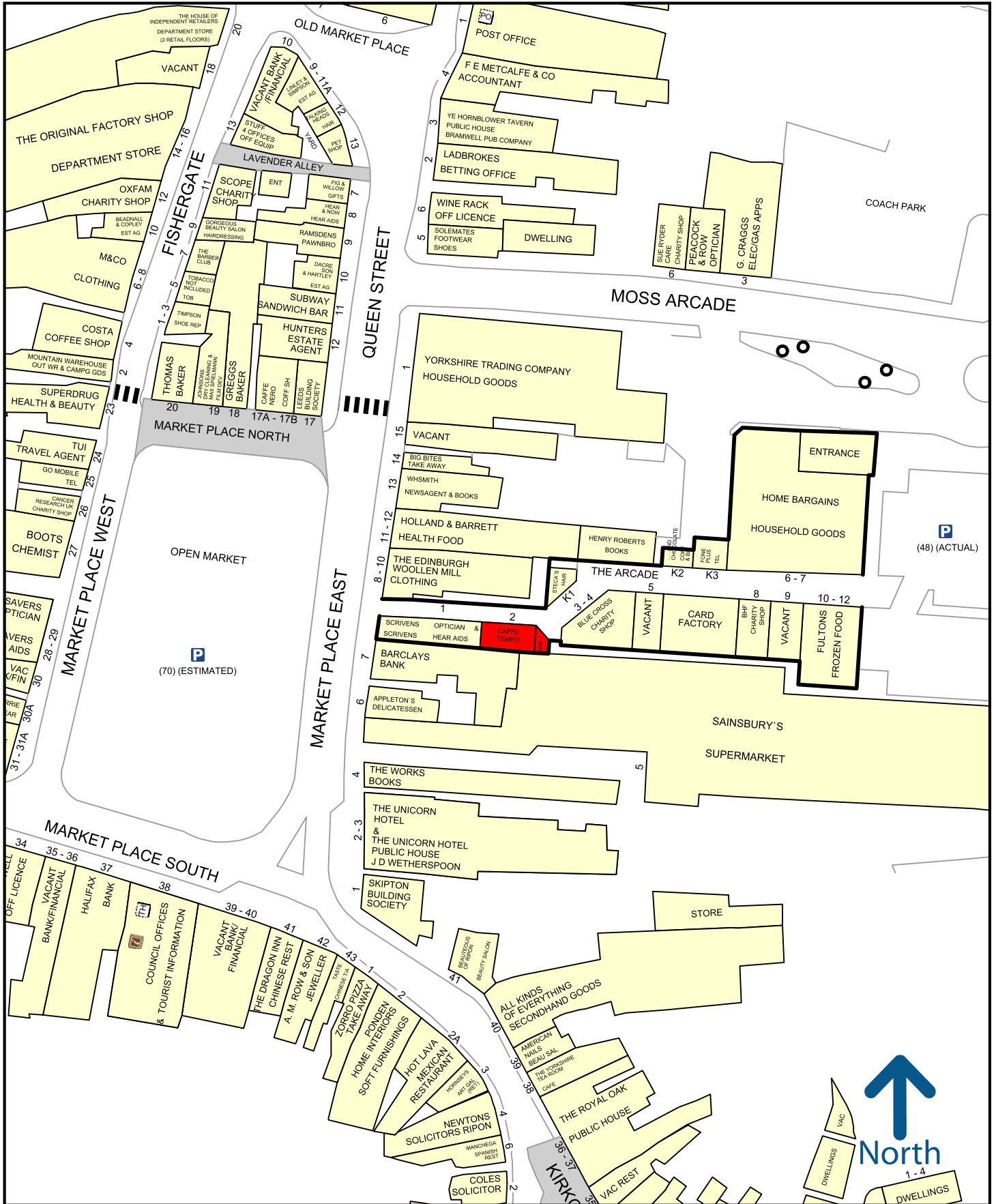
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50 metres

Experian Goad Plan Created: 26/05/2020  
Created By: Carter Towler Ltd

