



3/4 The Arcade

Market Place East, Ripon, HG4 1NZ

RETAIL UNIT

1,706 sq ft
(158.49 sq m)

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

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Summary

Available Size	1,706 sq ft
Rent	£20,000 per annum
Rates Payable	£10,603.75 per annum
Rateable Value	£21,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Description

The unit occupies a great location in The Arcade close to the Market Square entrance. Internally the unit has an open plan sales area with separate disabled toilet facility. The first floor is suitable for storage and staff area.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	1,144	106.28
1st - Ancillary	562	52.21
Total	1,706	158.49

Terms

The unit 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 £20,000 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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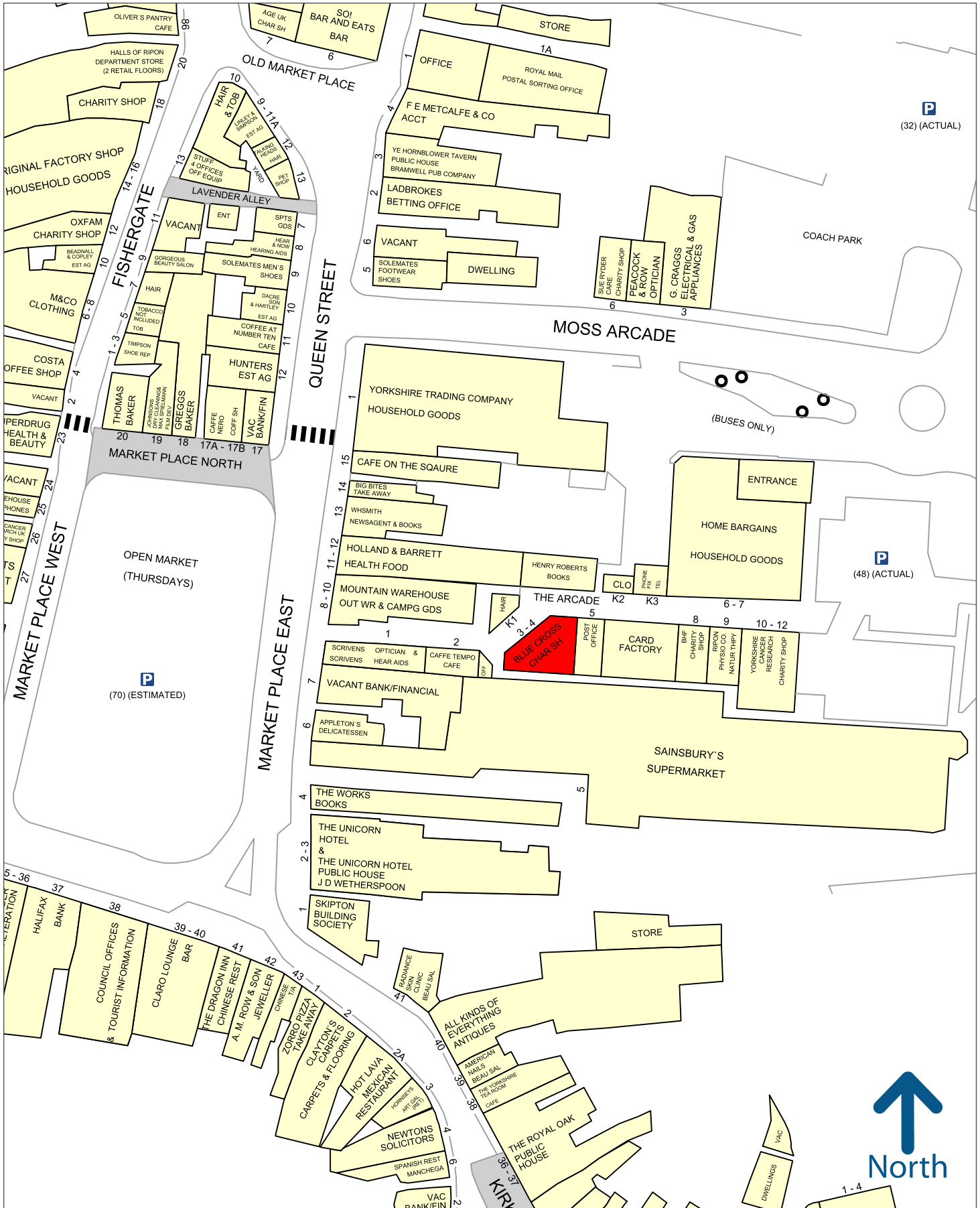
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50 metres

Experian Goad Plan Created: 07/12/2023
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