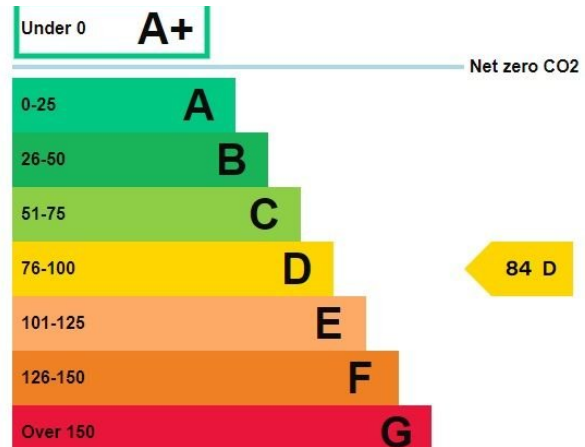


3 Westgate, Ripon, HG4 2AT

£1,400PCM (Deposit: £2,800)

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Tax Band: Furnished: Not specified

A rare opportunity to rent extensive retail/service space at street level together with ancillary facilities. The ground floor, street level, benefits from good size shop window area with an approx. 25ft wide frontage onto Westgate, taking advantage of the good footfall on this busy thoroughfare. Possibilities for a variety of business uses, subject to planning permission. A self contained first floor flat is available by separate negotiation - please ask for more details.

Services: Mains gas, electric and water are connected at the property. CEPC available on request.

Terms: The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed.

Rates: The current rateable value is £13,000 (1st April 2023 to present). For rates payable please refer to North Yorkshire County Council.

Legal Costs: Each party is to be responsible for their own legal costs.

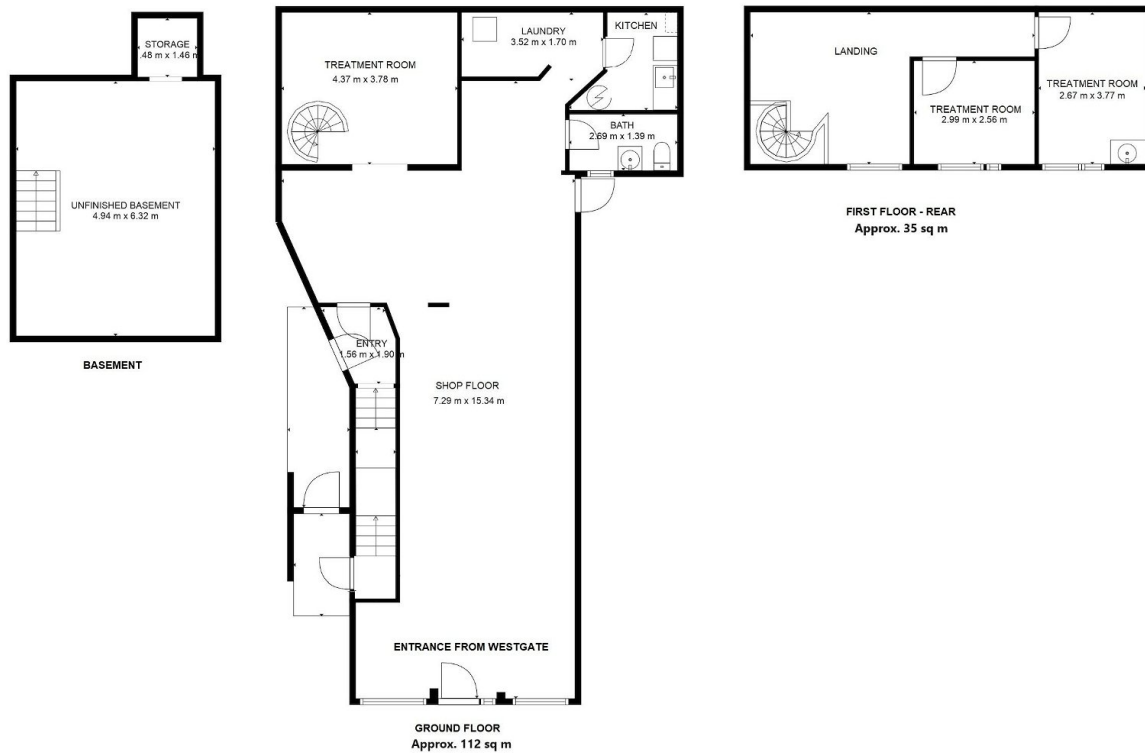
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- Terms to be Agreed



FLOORPLAN NOT TO SCALE - FOR REFERENCE ONLY

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