

Unit 3, Duck Hill Shopping Quarter, Ripon, HG4 1BL

£333PCM (Deposit: £333)

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Tax Band: Furnished: Unfurnished

A great opportunity to lease this superb shop unit delightfully situated in the attractive Duck Hill Shopping Quarter. This handsome shopping arcade is located between the famous market place and the cathedral in this thriving historic small city. Other successful businesses in the immediate area ensure good footfall and the unit has a window frontage onto the main atrium in the arcade. Occupying an enviable upper-ground floor position, the unit offers a versatile and spacious shop floor providing various options for display, service and trading. This excellent unit could suit a variety of small businesses or start-up ventures. In addition to the shop floor there is a storage room with sink. Tenants also have access to communal WC facilities. The unit is subject to a service charge but the rent includes cleaning, water and wi-fi - details available upon request.

Services: Electric and water are connected at the property. Electric bills are the tenant's responsibility, water is included in the rent.

Lease Terms: To be negotiated. Security the equivalent of two months rent is required. Fees: Credit check fee of £100 including VAT. £500 is required to cover legal fees.

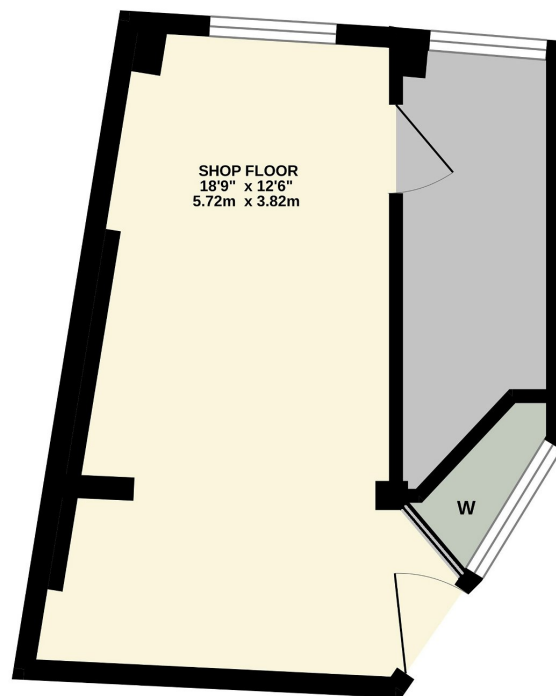
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- Popular Shopping Arcade
- Window Frontage
- Store Room/Office
- Communal WC Facilities
- Water Included
- Small Shop Unit
- Approx 18ft x 8ft Average Shop Floor
- Windows to Rear
- Subject to Service Charge
- Central Ripon Location



TOTAL FLOOR AREA: 224 sq.ft. (20.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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