



North Street, Ripon, HG4 1JY

£300,000

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A rare opportunity to acquire the freehold of this substantial building occupying a prominent corner position along North Street just a few steps from the market place in central Ripon.

This attractive building could suit a wide range of buyers, having particular appeal for investors who seek the long term security of having full control over their premises. The property will be sold with the benefit of a long lease to a well-established local business (with terms to be agreed), providing an immediate and regular income for the successful buyer.

The first floor and second floor are currently configured as offices with ancillary facilities and could be suitable for a variety of small businesses who spacious and versatile office space in a central Ripon location.

There is potential to convert the top two floors to residential apartments, subject to obtaining the required change of use and planning/building control consents, and the vendor has provided us with plans of two potential schemes to show how the apartments could be configured.

Interested parties are advised to make their own enquiries to North Yorkshire Council in respect of planning proposals if any change of use is envisaged. Once converted, the property could be the ideal for those interested in both short and/or longer term investment. Mains electric and water are connected at the property.





The property is arranged over four floors and comprises: large basement, spacious ground floor reception and office space with large shop window areas to two sides, kitchen and rear hall.

On the first floor: a generously proportioned and bright open-plan office with large bay windows plus two further offices. To the second floor: two offices, kitchen and WC facilities. We understand there is a car parking space at the rear.

The premises occupies a prominent position with superb foot fall opportunities just off the historic and bustling market place in Ripon. The immediate locality offers a wide range of amenities including larger national stores, independent boutiques, galleries and an assortment of cafés and restaurants.



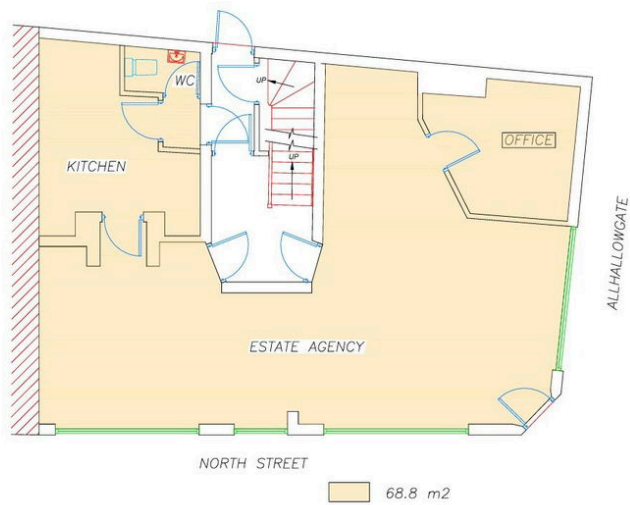
Terms: The property is offered for sale with vacant possession to the top two floors. Business rates and charges may apply. The business on the ground floor is not affected with lease terms to be agreed.

Services: Mains electricity, water and drainage. Electric heating.

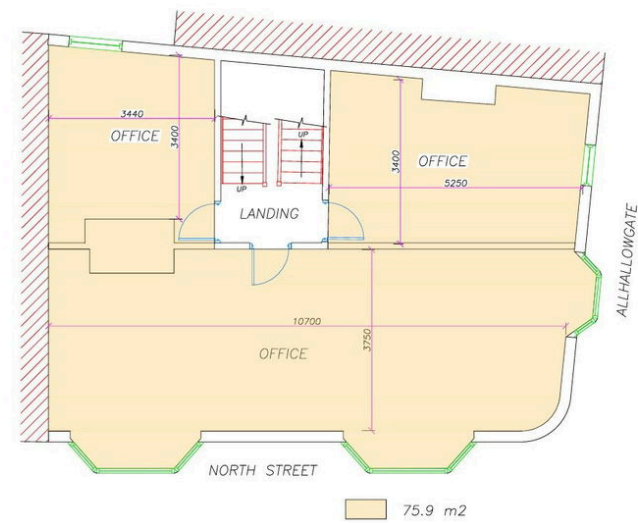
Legal Costs: All parties will be responsible for their own legal costs in connection with this transaction.

VAT: All prices quoted are exclusive of but may be subject to VAT.

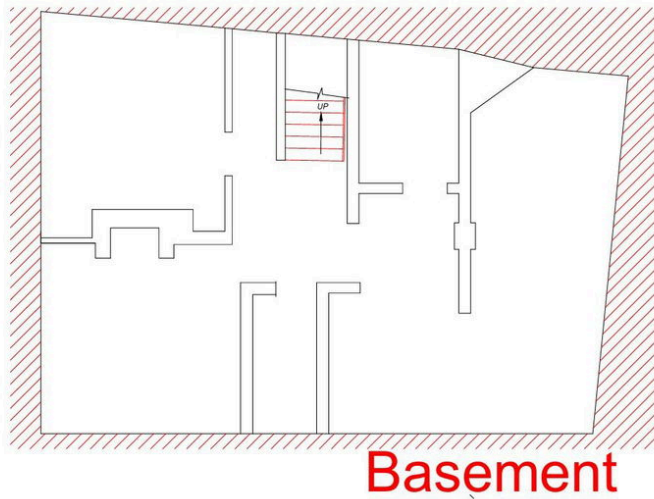




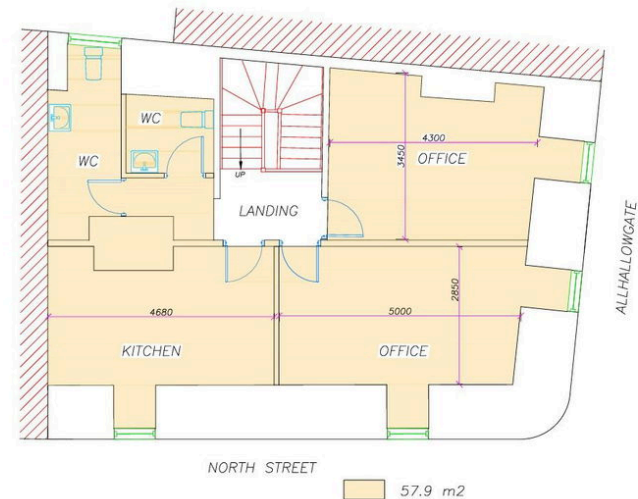
Ground Floor



First Floor



Basement



Second Floor

01765 608203

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