

3a Westgate, Ripon, HG4 2AT

£695PCM (Deposit: £1,390)

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Tax Band: Furnished: Not specified

A two storey building with ground floor retail space (A1 & A2 use) and first floor office, superbly situated along a busy thoroughfare just off the market place in central Ripon.

PARKING Pay and display parking is available in the market place and at Sainsburys.

SERVICES Electric and water are connected at the property. Utility bills are the tenants responsibility. **RATES** To be confirmed.

TERMS The premises are offered on a new full repairing and insuring lease subject to upward-only rent reviews every 5 years.

VAT Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

FEES Each party to be responsible for their own costs incurred in the transaction.

01765 608203

SOLO PROPERTY MANAGEMENT LTD
Visit our showroom at 3a Westgate, Ripon, HG4 2AT

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info@solopm.com www.solopropertymanagement.com



- Two Storey Commercial Building
- Street Level Shop Floor/Retail
- First Floor Office
- Prominent Central Location
- Electric Heating
- A1/A2 retail and financial/professional services
- Busy Thoroughfare
- Highly Visible Shop Window
- Suitable for a Variety of Businesses
- Excellent Opportunity

TOTAL FLOOR AREA APPROX. 43 SQ M.

Whilst every attempt has been made to ensure the accuracy of the footprints 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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