



3 & 3B Westgate, Ripon, HG4 2AT

Asking Price: £299,950



01765 608203
solopm.com

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A rare opportunity to acquire a substantial mixed use freehold building with vacant possession upon completion. The property offers extensive retail/service space at street level together with ancillary facilities and a spacious two bedroom flat on the first floor and is superbly located just off Ripon market place.

The ground floor unit is currently operating as a successful hair salon (A1 business use) but could suit a variety of other uses, subject to obtaining the necessary consents. We understand permission was granted in 2023 for the change of use to a restaurant - reference: 22/04843/FUL. This attractive building could suit a wide range of buyers, having particular appeal for business owners who seek the long term security of having full control over their premises. From an investor's perspective, the commercial unit and first floor flat can be let separately and we estimate the potential total income could be in the region of £25,000 per annum, giving a yield of 8.4% at the asking price. Mains gas, electric and water are connected at the property.





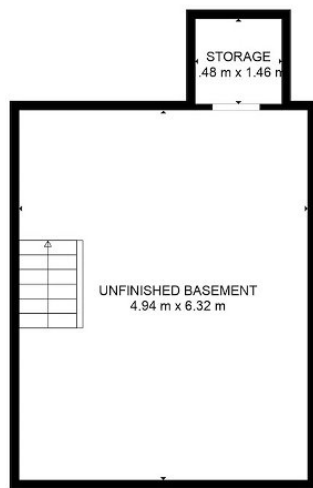
The ground floor, street level, benefits from good size shop window area with an approx. 25ft wide frontage onto Westgate, taking advantage of the good footfall on this busy thoroughfare. The generously proportioned and open-plan 'shop floor' of the commercial unit is superbly presented and complimented by staff facilities, useful first floor treatment rooms or ancillary office accommodation and basement storage.

The first floor flat has its own private ground floor entrance with access from Westgate. The accommodation comprises a hallway, sitting room, fitted kitchen, two bedrooms, WC and separate shower room.

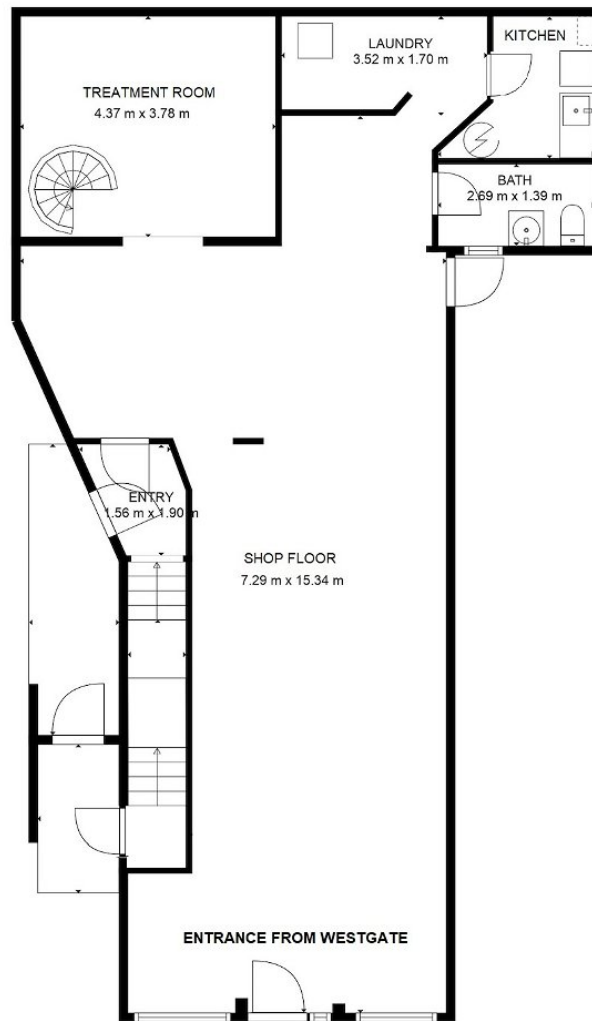
The premises occupies a prominent position with superb foot fall opportunities just off the historic and bustling market place in Ripon. The immediate locality offers a wide range of amenities including larger national stores, independent boutiques, galleries and an assortment of cafés and restaurants.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







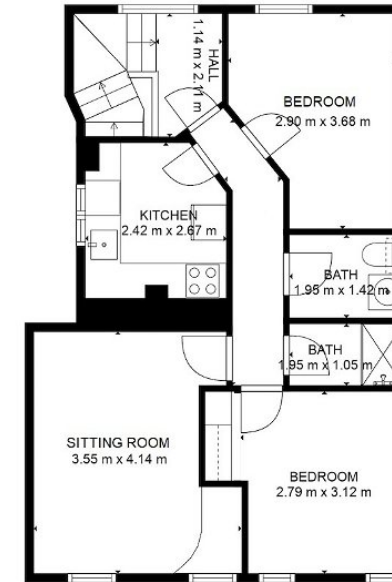
BASEMENT



GROUND FLOOR



FIRST FLOOR - REAR



FIRST FLOOR - FRONT

GROSS INTERNAL AREA
 Below Ground: 0 m², FLOOR 2: 112 m², FLOOR 3: 93 m²
 EXCLUDED AREAS: UNFINISHED BASEMENT: 31 m², STORAGE: 2 m², PATIO: 11 m²,
 UTILITY: 5 m²
 TOTAL: 205 m²
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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SOLO PROPERTY MANAGEMENT LTD

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