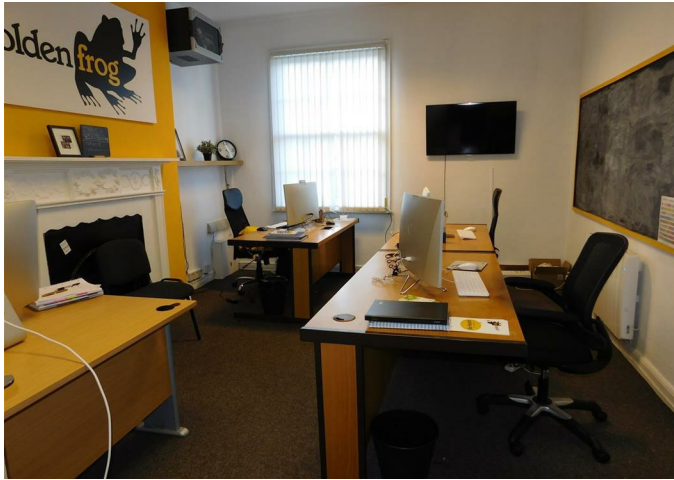




24 North Street, Ripon, HG4 1HJ
£8,000 Per Annum

JOPLINGS
Property Consultants



24 North Street, Ripon, HG4 1HJ

£8,000 Per Annum

A rare opportunity to lease Grade II Listed office space in the centre of Ripon with 3 car parking spaces on site. Accommodation over 3 floors, reception office, kitchen and toilet facilities to the ground floor. 2 offices to the first floor and storage room to the second floor.

- Offices situated over 2 floors
- Kitchen area
- WC
- Loft storage
- Parking
- City centre location
- EPC

DIRECTIONS

The office is located on North Street, next to The Castle furniture and homeware store and is opposite the bottom of Coltsgate Hill.



PROPERTY

GROUND FLOOR

OFFICE 1

8'6" x 16'3"

Open plan office to the front of the building over looking North Street.

Fireplace blanked off with mantle and surround.

Space for reception desk and 2 more desk positions.

Network points and connection points for phone and internet.

KITCHEN AREA

12'4" x 9'7"

Tea making facilities, worktop and stainless steel sink, low level cupboard. Water heater fixed to the wall above sink. Storage cupboards with work top over and tall full height unit.

Window to rear yard area.

Access through to toilet facilities.

W.C FACILITIES

9'4" x 4'8"

Spacious W.C with wash hand basin and W.C, window to rear yard area.

FIRST FLOOR

OFFICE 2

12'8" x 16'10"

Open plan office to the front of the building over looking North Street.

Feature fireplace with surround

Space for reception desk and 2 more desk positions.

Network points and connection points for phone and internet.

OFFICE 3

12'5" x 13'0"

Office to the rear of the building, sliding sash window. Feature fireplace with surround. Electric storage heater.

SECOND FLOOR

STORAGE ROOM

11'7" x 23'0"

Storage room, with space for shelving and racking as required.

SERVICES

The property is connected to water and mains electric.

Heating is provided by night storage heaters.

There is BT phone connection points and internet connection. Server cupboard in office 2 on first floor.

Fire alarm with emergency lighting fitted.

RATES

Rateable Value £4600.

Contact Harrogate Borough Council for information relating to rates and the annual bill.

CAR PARKING

To the rear of the property there is a shared car park, with 3 spaces assigned to the tenants of 24 North Street.

Access to the entrance door to the offices is via a shared passageway from North Street or the rear car park.

LEASE

Short term lease considered by negotiation, minimum 3 year.

Monthly rental payments considered.

Terms of lease to be provided by Landlord.

Landlord's Insurance to be paid by tenant included in rent.

Tenant contents insurance to be responsibility of tenant.

Solicitors fees to be the responsibility of each individual.

VIEWINGS

All viewings are strictly by appointment through Joplings

Estate Agents, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire. HG4 1HY. Telephone: 01765 694802.

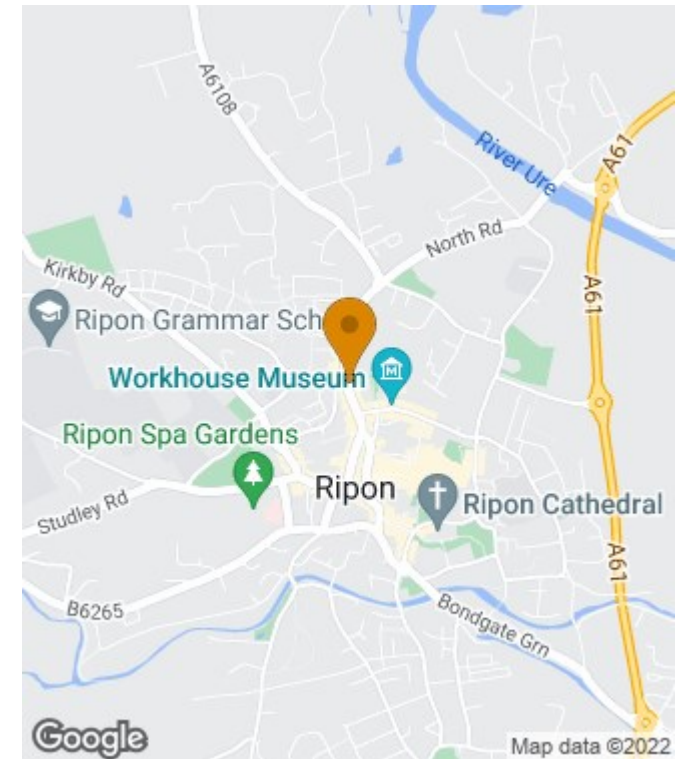
JOPLINGS OPENING TIMES

Monday -Friday 9.00 a.m - 17.30 p.m

Saturday 9.00 a.m - 13.00 p.m

Sunday Closed

AREA MAP



ENERGY PERFORMANCE GRAPH

Joplings Property Consultants

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.