

37 Market Place South, Ripon, HG4 1BW



Prime Retail Opportunity in Ripon Town Centre

- Prime Town Centre Retail Premises
- Prominent position in The Market Place
- Suitable for Retail/Cafe/Restaurant Use
- Extensive ground floor retail

Retail

TO LET

2,274 sq ft

(211.26 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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www.montpellierproperty.com

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Summary

Available Size	2,274 sq ft
Rent	£29,500 per annum All rents quoted are exclusive of rates, services and insurance and are payable monthly in advance.
Business Rates	The property will need to be reassessed for rating purposes as the current entry is for the whole building. Interested parties are advised to make any further enquiries direct to the Local Rating Authority North Yorkshire County Council: (01423) 500600.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The property provides predominantly open plan ground floor retail accommodation with potential to install WC & Kitchen facilities at the rear of the property.

Location

The property is situated in a prominent position nearest to the Town Hall & Newtons Solicitors within the Market Square.

Nearby occupiers include Yorkshire Building Society, Claro Lounge, Specsavers, Mountain Warehouse, Boots Pharmacy and Holland & Barrett.

Ripon is a cathedral city, market town and parish in the Borough of Harrogate, located approximately 12 miles north of Harrogate, 25 miles north west of York, 13 miles south west of Thirsk and approximately 28 miles north of Leeds.

Ripon is well connected by good road transport links as it is accessible from the north and south via the A1(M) which connects to the city by the B6265. The city of York is accessed via the A1 and A59 and Harrogate by the A61.

Ripon is noted for its main feature, Ripon Cathedral which is architecturally significant, also the race course and its traditional market.

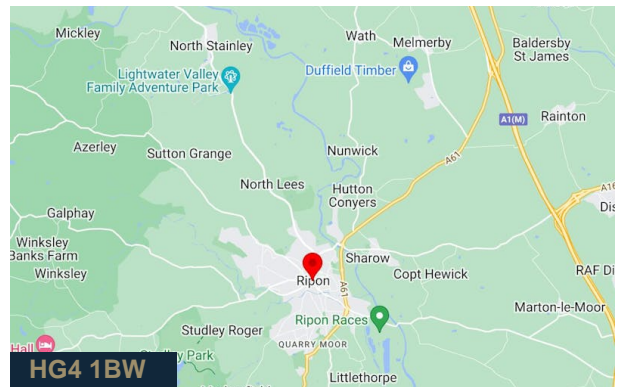
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	2,274	211.26	Available
Total	2,274	211.26	

Terms

The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information

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