





Accommodation

INVESTMENT OPPORTUNITY, SPACIOUS 4 BEDROOM APARTMENT AND CITY CENTRE SHOP PREMISES

An ideal investment opportunity, centrally located and situated just off the market square, in the heart of Ripon.

The ground floor retail unit is for sale, to include the freehold of the Grade II Listed building, plus a particularly spacious four bedroom apartment, with accommodation arranged over three floors.

The shop consists of the main shop area with window frontage to the street, WC and rear store/kitchen area, with access door to the rear courtyard. The apartment offers its own private entrance on the ground floor, leading to very spacious entrance hall, with access directly to the rear garden and also the inner hallway, with stairs rising to the first floor. A kitchen/diner offers a range of fitted units and further rear access door to the courtyard. To the first floor there is a landing, good size double aspect living room with cathedral views and stairs rising to the top floor, two double bedrooms and the bathroom, fitted with a white suite and also offering storage. On the top floor there are two further bedrooms, both with skylights.

The retail unit is currently empty, but with its central location, high footfall and window frontage to the street, the premises are sure to prove desirable. The apartment (also currently vacant) reveals a well maintained and neutrally decorated interior, ready to rent (if the new owners wish) and also sure to be of interest to purchasers looking to set up a HMO.

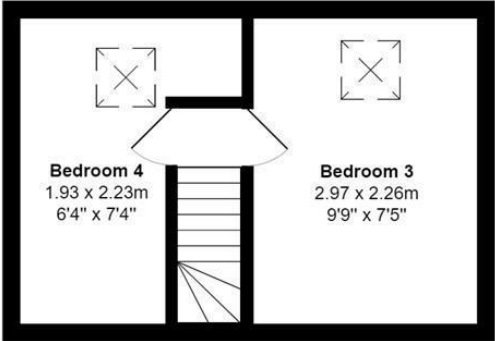
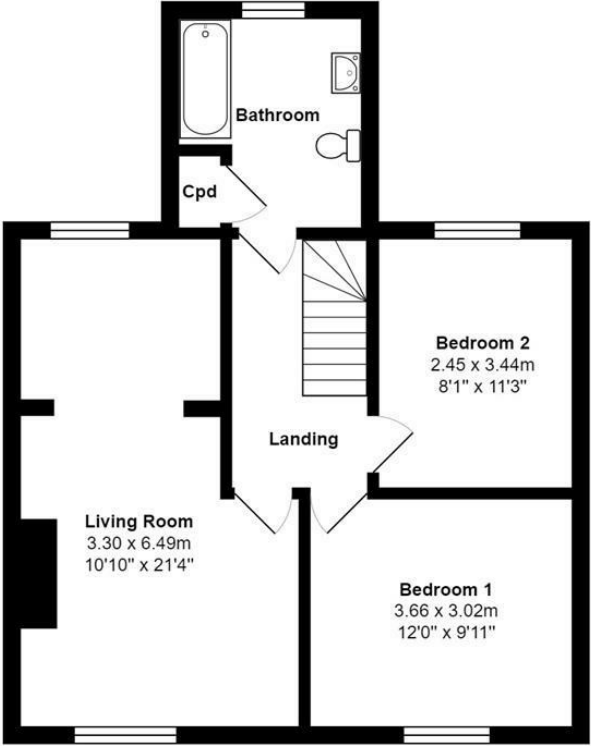
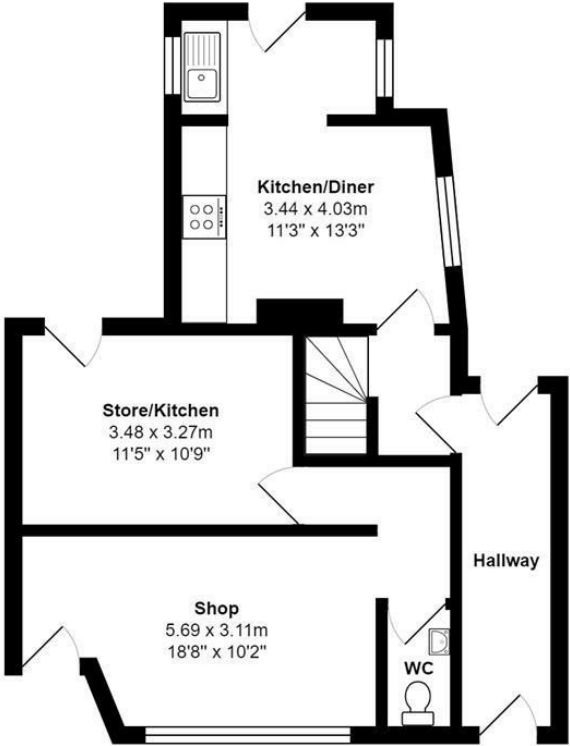
Externally, both the shop and the apartment offer their own private courtyards, whilst these could easily be opened up to make one, if desired.

An exciting opportunity for an investor, with lots of scope and potential. The site would also be sure to suit a purchaser who wishes to run a business and have accommodation as well.







Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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