

## RETAIL UNIT TO LET



### 11 FISHERGATE RIPON HG4 1EA

**APPROX 122.97 sq m (1323.63 sq. ft)**

- Excellent central location
- Substantial shop unit to let
- Retail space on two floors
- Suitable for a variety of uses (STP)

## PROPERTY DETAILS

### Location

The premises are centrally located in the historic city of Ripon, close to the Market Place and pedestrianised access routes which link Market Gate retail development with Fishergate. National multiple retailers in the vicinity include The Original Factory Shop, Costa, Superdrug and Specsavers. Nearby is a large Booths supermarket and substantial car parking.

### Description

The two storey former retail premises offers scope for refurbishment and could be used for a variety of different uses subject to planning consent.

### Accommodation

Ground Floor – 66.79 sq m (719.60 sq ft)  
With separate office space, stairwell and lobby area with side exit onto Lavender Alley.

1<sup>st</sup> Floor – 56 sq m (604.60 sq ft)

With separate kitchen area, ladies and gents wc's and storage cupboard.

### Lease

A new lease is offered, details upon request.

### Legal Costs

Each party to be responsible for their own legal costs.

### Quoting Rental

£19,750 per annum exclusive of VAT.

### Rateable Value

From the Valuation Office Agency (VOA) website, the rateable value is £19,000, for the shop unit.

### Planning

Interested parties are advised to make their own enquiries to the local planning authority if change of use is envisaged.

### EPC - TBC



### Further Information/ Viewing

For further information or to arrange an inspection please contact:

#### Jane Golisti

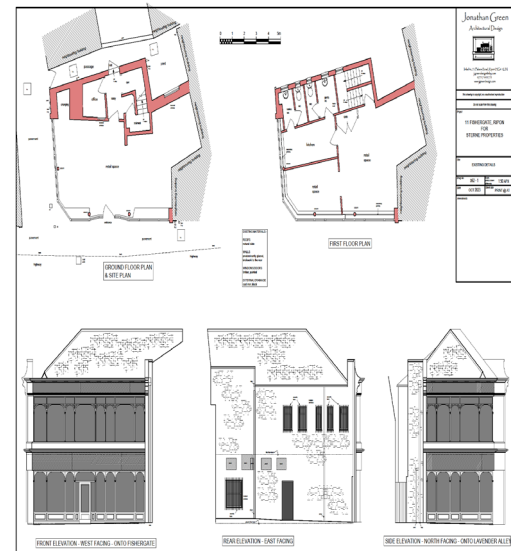
Wetherby Property Management

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### Subject to Contract

Details prepared December 2023



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