

Commercial Building at 1 North Street, Ripon, HG4 1JY

£1,000PCM (Deposit: £1,000)

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Tax Band: Furnished: Unfurnished

A prominent commercial building occupying a highly visible position just off the Market Place in Ripon city centre. The ground floor provides open-plan retail/trading space with large windows to the front allowing ample display space and plenty of natural light. There are two more rooms on the first floor together with a small kitchen/WC. An alleyway at the side provides additional access or useful storage space and leads to a rear yard with outbuilding.

The property is available to rent by way of a new lease at a commencing rent of £12,000 per annum exclusive of business rates, insurance and utility bills. Terms to be agreed. A security payment of £1000 is required at the start of the lease to be held by the landlord.

Future rateable value (effective 1st April 2026): £6900. Some businesses may qualify for small business rate relief. Please contact North Yorkshire Council for any business rates enquiries.

Planning. Please contact North Yorkshire Council to check if your business complies with the current use category and regarding any change of use proposals. Legal Costs: All parties will be responsible for their own legal costs relating to this tenancy.

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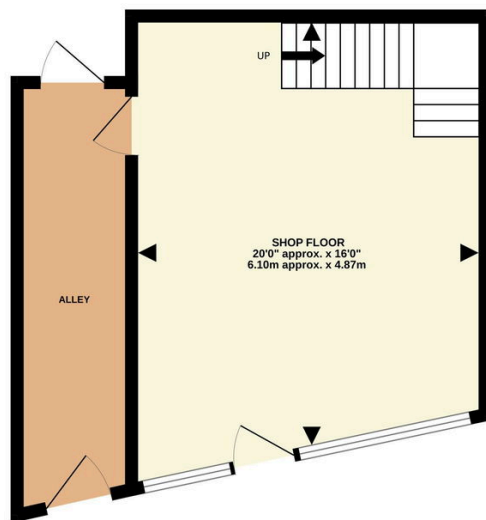
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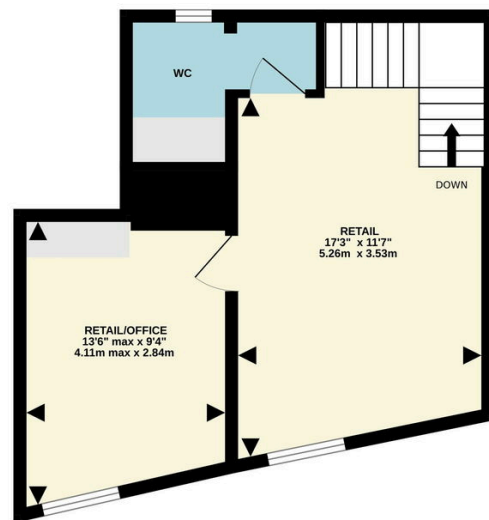


- Central Ripon Location
- Large Window Area
- Two First Floor Rooms
- High Foot-fall Potential
- Busy Thoroughfare
- Attractive Period Building
- Ground Floor Retail Space
- Alley, Yard & Outbuilding
- Visible & Accessible
- Just off Market Place

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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