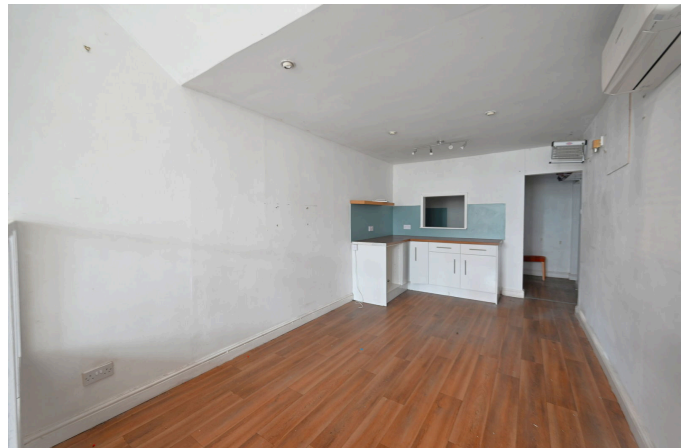


Unit 4, Duck Hill Shopping Quarter, Ripon, HG4 1BL

£5,000PA (Security of one months rent (£416) to be held by Landlord)

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Tax Band: Furnished: Unfurnished

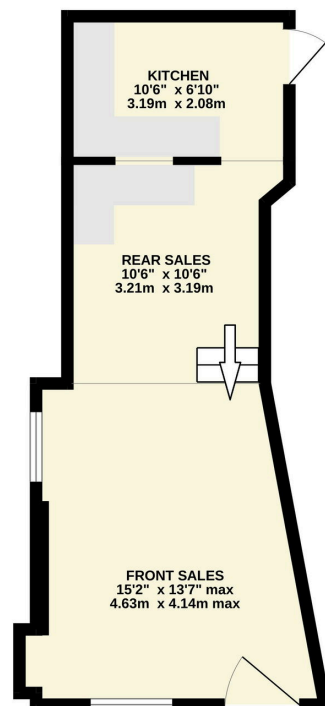
A great opportunity to lease this superb shop unit delightfully situated at the entrance to the attractive Duck Hill Shopping Quarter. The unit is located between the famous market place and the cathedral in this thriving historic small city.

The unit is subject to a service charge of £500 per annum which includes water, wi-fi and use of communal toilets.

Services: Electric and water are connected at the property. Electric bills are the tenant's responsibility. Water is included.

Lease Terms: To be negotiated. Applications subject to referencing. Applicants are advised to contact North Yorkshire Council to check whether business rates will apply to their business. Security the equivalent of one month's rent (£416) is required to be held by the landlord. All parties are responsible for their own legal fees.

- Excellent Retail Unit
- Front Sales Space
- Kitchen/Staff Space
- Electric & Water Connected
- Moments to Market Place
- Attractive Frontage
- Rear Area with Units
- Suit Various Businesses
- Communal WC Facilities
- Close to Cathedral



TOTAL FLOOR AREA: 355 sq. ft. (33.0 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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