

RIPON 16 FISHERGATE LARGE SHOP UNIT TO LET



LOCATION

The premises are located on Fishergate, just off Market Place with retailers including Superdrug, bon marche and M&Co all located close by.

The unit is also situated between the two passageways which connect the town centre to Maple Grove's retail development which consists of a 30,000 sq ft Booths supermarket, a 5,000 sq ft Argos and a 192 space car park.

ACCOMMODATION

The premises are arranged over ground and first floors and consist of the following approximate floor areas:

Ground Floor Sales	563.6 sq m	6,067 sq ft
First Floor Ancillary	360.2 sq m	3,877 sq ft

TENURE

The premises are available by way of a new 10 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

RENT

£80,000 per annum exclusive.

RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that the unit is subject to the following rating assessment:

Rateable Value £83,000

Prospective tenants are expected to advise to make their own enquiries with the Local Rating Authority.

VIEWING

Viewing is strictly by appointment with Central Retail:

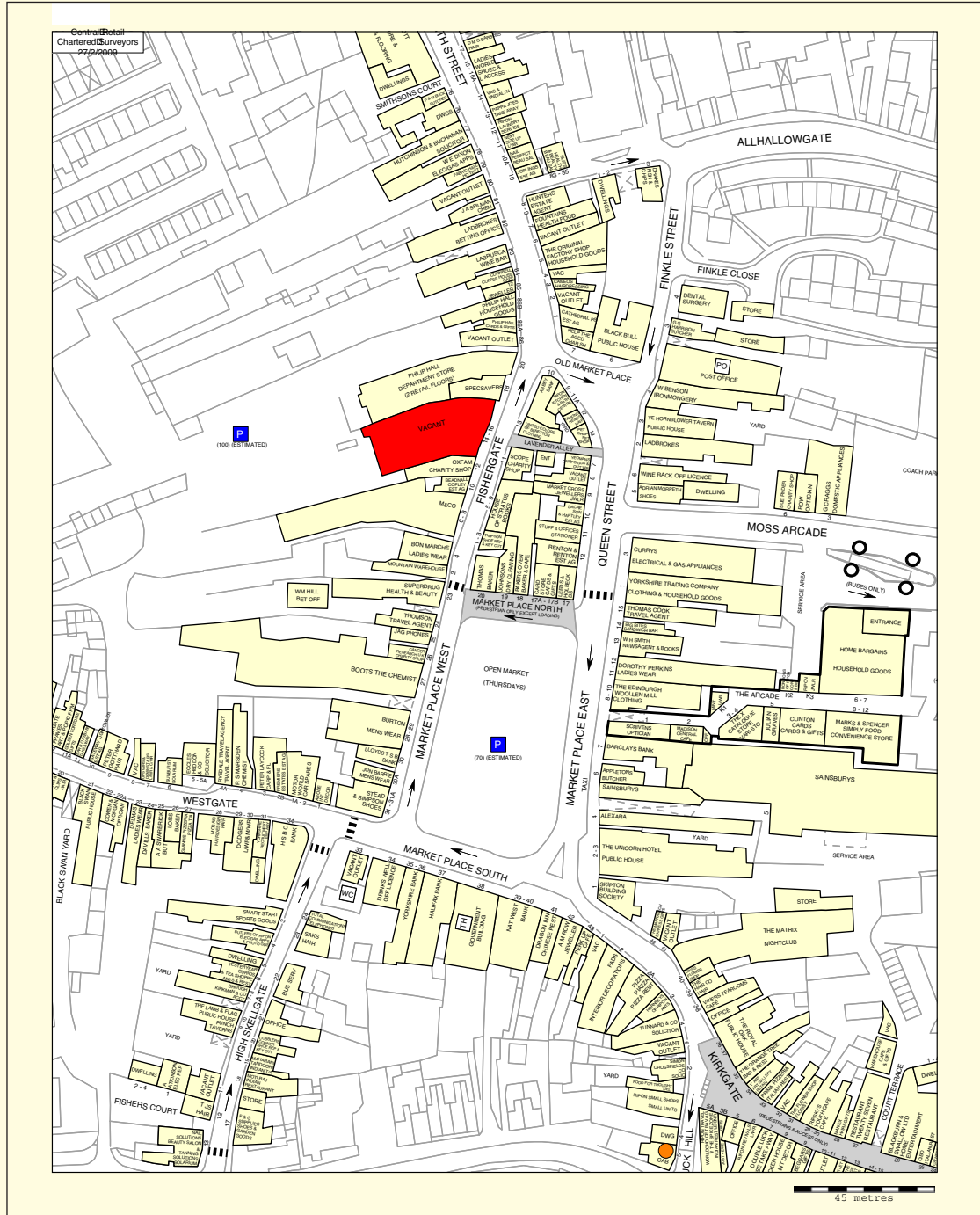
Contact: Tom Limbert (tom@central-retail.co.uk)
or

Simon Lyons (simon@central-retail.co.uk)

SUBJECT TO CONTRACT



Ripon



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www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

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