

RIPON UNIT 3 / 4 THE ARCADE SHOP UNIT TO LET



LOCATION

The Arcade is accessed directly off the Market Place and connects it to the City's bus station, therefore benefiting from high pedestrian footfall.

Retailers in the scheme include **Home Bargains, Clinton Cards, Scriven Opticians** and **Jack Fulton**.

ACCOMMODATION

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

Ground Floor Sales	109.8 sq m	1,182 sq ft
First Floor Ancillary	51.6 sq m	555 sq ft

TERM

The premises are available by way of a new effectively full repairing and insuring lease.

RENT

£32,500 per annum exclusive.

SERVICE CHARGE

The current service charge for this unit is £8,100 pa.

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 (April 2010) £33,250

VIEWING/CONTACT

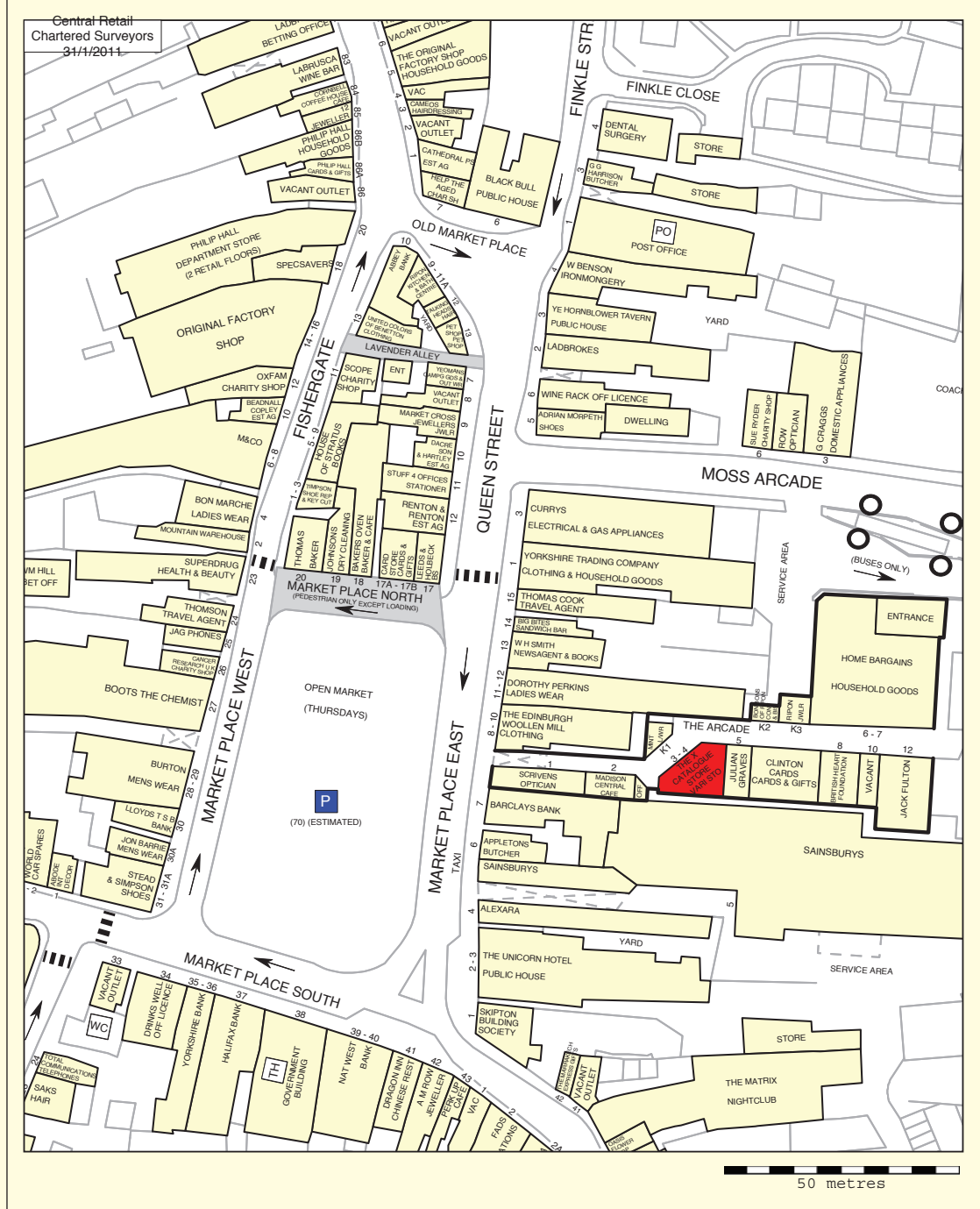
Viewing is strictly via sole agents, Central Retail:

Contact: Tom Limbert – tom@central-retail.co.uk
Adam Jennings – adam@central-retail.co.uk

SUBJECT TO CONTRACT



Ripon



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