

22 High Skellgate, Ripon  
North Yorkshire, HG4 1BD



**Ground floor retail/office space  
with self-contained first floor  
offices above**

**£13,500 pa**

## **Description**

A well-presented commercial property comprising ground floor retail/office accommodation with self-contained first floor offices above, accessed separately via a rear entrance. The property occupies a prominent position and offers flexible space suitable for a range of commercial uses, subject to any necessary consents.

The accommodation was most recently occupied by a dental lab and remains fitted out accordingly, though it readily lends itself to alternative office, consulting or service-based uses. The space benefits from modern finishes throughout, including wood-effect flooring, LED lighting, and neutral décor as well as electric heating.

The first floor offers additional attractive office accommodation, finished to a similarly good standard, with exposed structural features adding character. The property is available immediately and is offered to let on a new lease.

## **Terms**

Leasehold. The property is available to lease on new terms to be negotiated.

## **Rateable Value**

Rateable Value: TBC.

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

## **VAT**

All figures quoted are deemed exclusive of VAT where applicable?

## **Legal Costs**

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## **Planning**

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

## **Services**

All mains services are connected to the property.

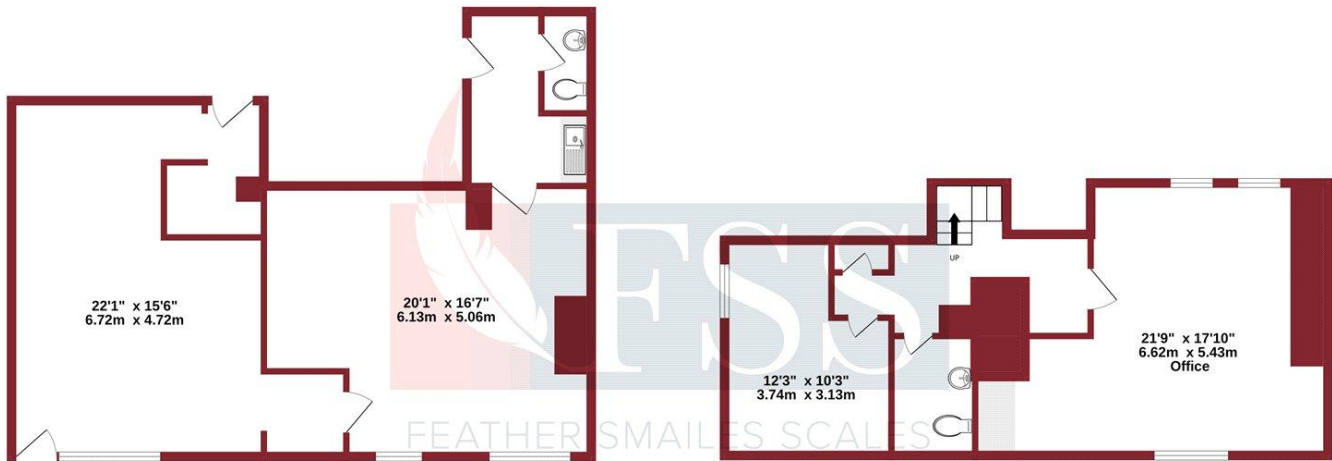
## **Viewing**

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



**GROUND FLOOR**  
739 sq.ft. (68.7 sq.m.) approx.

**1ST FLOOR**  
516 sq.ft. (48.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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