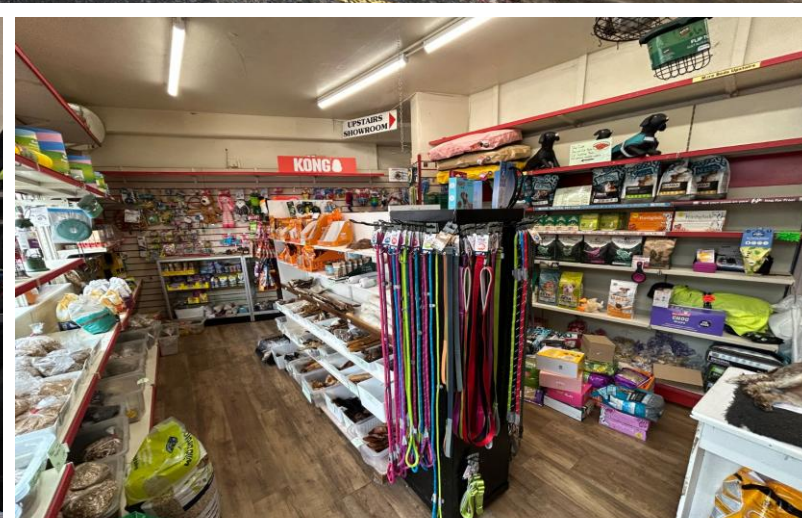


13 Old Market Place, Ripon  
North Yorkshire, HG4 1EQ



**RETAIL UNIT IN PRIME LOCATION**  
**EXCELLENT INVESTMENT**  
**OPPORTUNITY**

**PRICE £125,000**

## **Description**

A mid-terrace commercial property in a prominent Ripon city centre position, arranged over two floors plus an additional storage basement.

The property is let to The Pet Shop, a long-established local retailer, currently producing an income of £12,500 per annum. Approximately three years remain on the tenant's lease, providing secure income for investors.

At the asking price, the property offers an attractive net initial yield of around 10%, making this a compelling opportunity for investors seeking a strong return in a busy retail location.

## **Terms**

Freehold. The property is available to purchase freehold, subject to the existing lease.

## **Rateable Value**

Rateable Value: £9600

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**

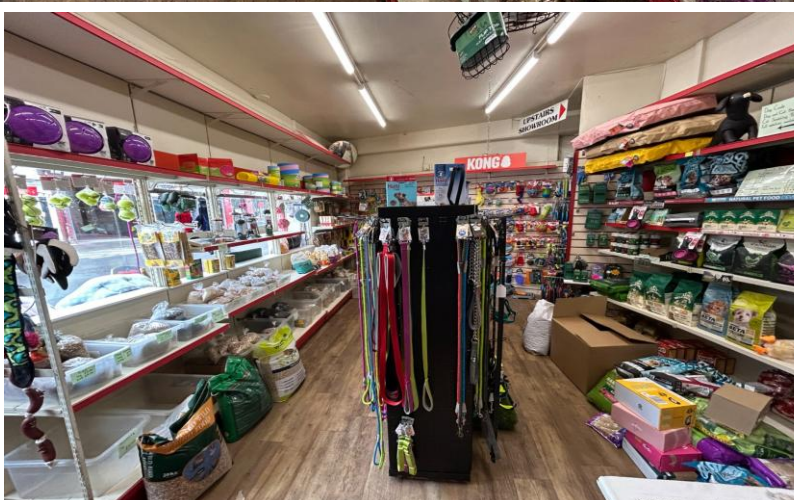
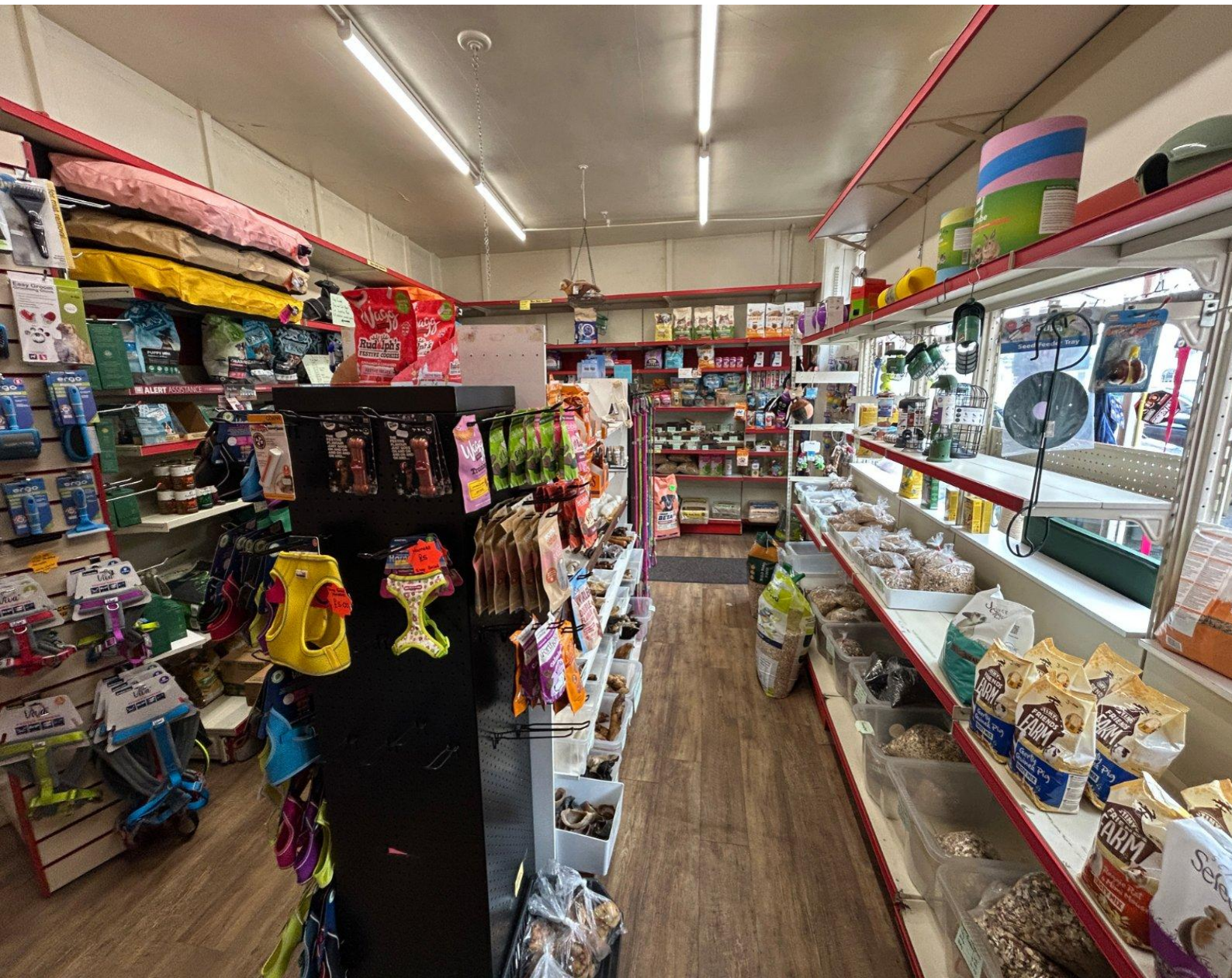
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## **Services**

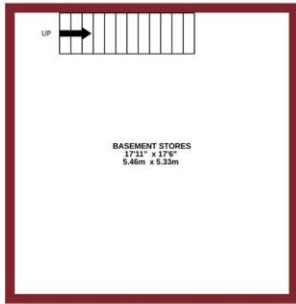
All mains services are connected to the property.

## **Viewing**

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



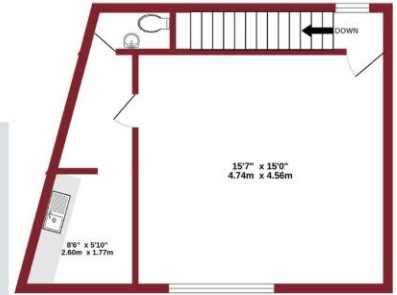
BASEMENT  
314 sq.ft. (29.2 sq.m.) approx.



GROUND FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



## FEATHER SMAILES SCALES

TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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01423 229713  
www.fssproperty.co.uk  
sales@fssproperty.co.uk  
8 Raglan Street  
Harrogate  
North Yorkshire  
HG1 1LE

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