



FSS

QUALITY TRUST VALUE

Office Suites, Becketts House

34 Market Place

Ripon, HG4 1BZ



**OFFICE SUITES AVAILABLE IN
A CENTRAL LOCATION**

£2,100 PA

Description

The available office suites form part of an attractive, characterful period building overlooking Ripon's historic Market Place. Accessed via a staircase to the rear and through the shared kitchen. The accommodation offers excellent flexibility for a variety of small business uses, with the rent fully inclusive of buildings insurance, internal and external maintenance, and all utilities including water, gas and electricity.

This centrally located suite is ideally suited to those seeking temporary or small-scale office accommodation in a prominent town centre setting. Surrounded by established retailers, cafés and local amenities, the property offers both convenience and visibility for occupiers. Please see floorplan for current availability and rents.

Terms

The office suites are available to lease on flexible terms for a minimum of 12 months.

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.

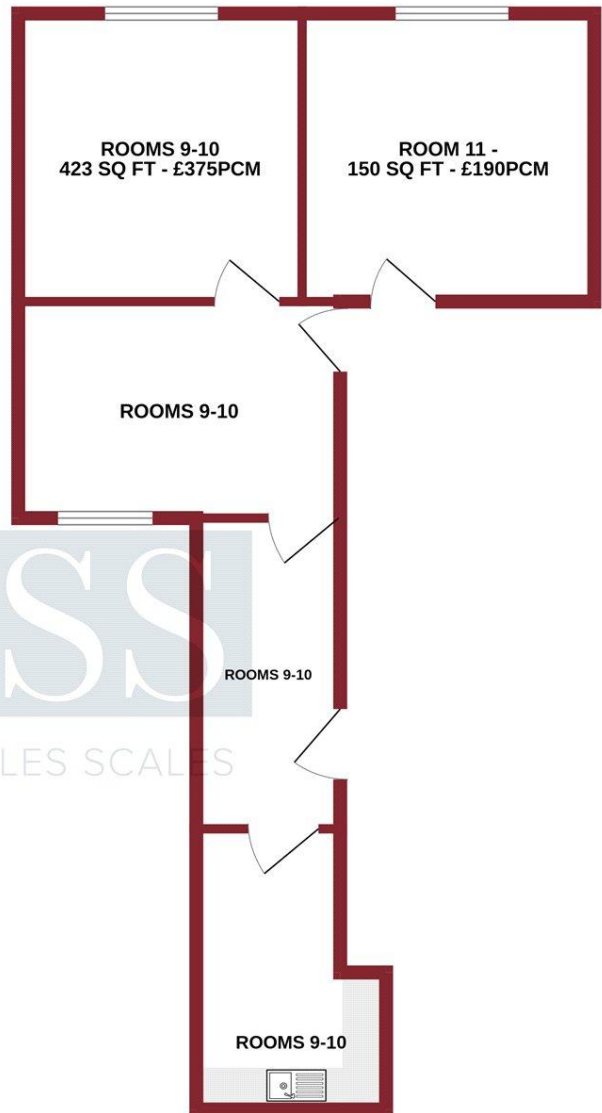
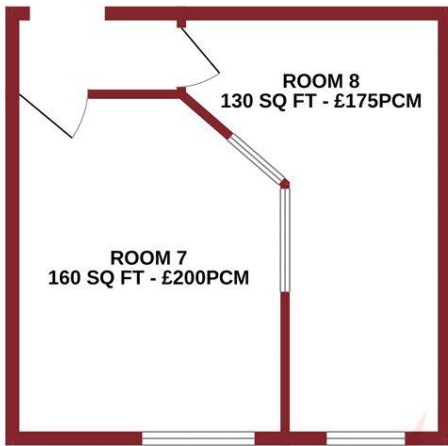
Viewing

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



FIRST FLOOR
325 sq.ft. (30.2 sq.m.) approx.

2ND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

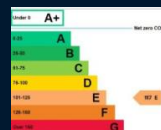


TOTAL FLOOR AREA : 903 sq.ft. (83.8 sq.m.) approx.

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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