



**RETAIL SPACE OVER
2 FLOORS**

£15,000 PA

Description

A prominent ground floor retail unit situated in a highly visible trading position within Moss Arcade, Ripon, close to the city centre and immediately adjacent to the bus station. The property benefits from an attractive glazed frontage and open plan sales accommodation extending to the majority of the ground floor, providing a bright and versatile retail space suitable for a variety of occupiers.

Internally, the accommodation is well presented with suspended ceilings incorporating LED lighting, laminate flooring and slat wall display systems. In addition to the retail sales area, the property benefits from useful first floor ancillary accommodation providing storage space together with staff kitchen and WC facilities. The premises would suit a range of retail, showroom or service-based uses, subject to any necessary consents.

Terms

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

Business Rates

Rateable Value £16,795

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

The property is elected for VAT.

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.

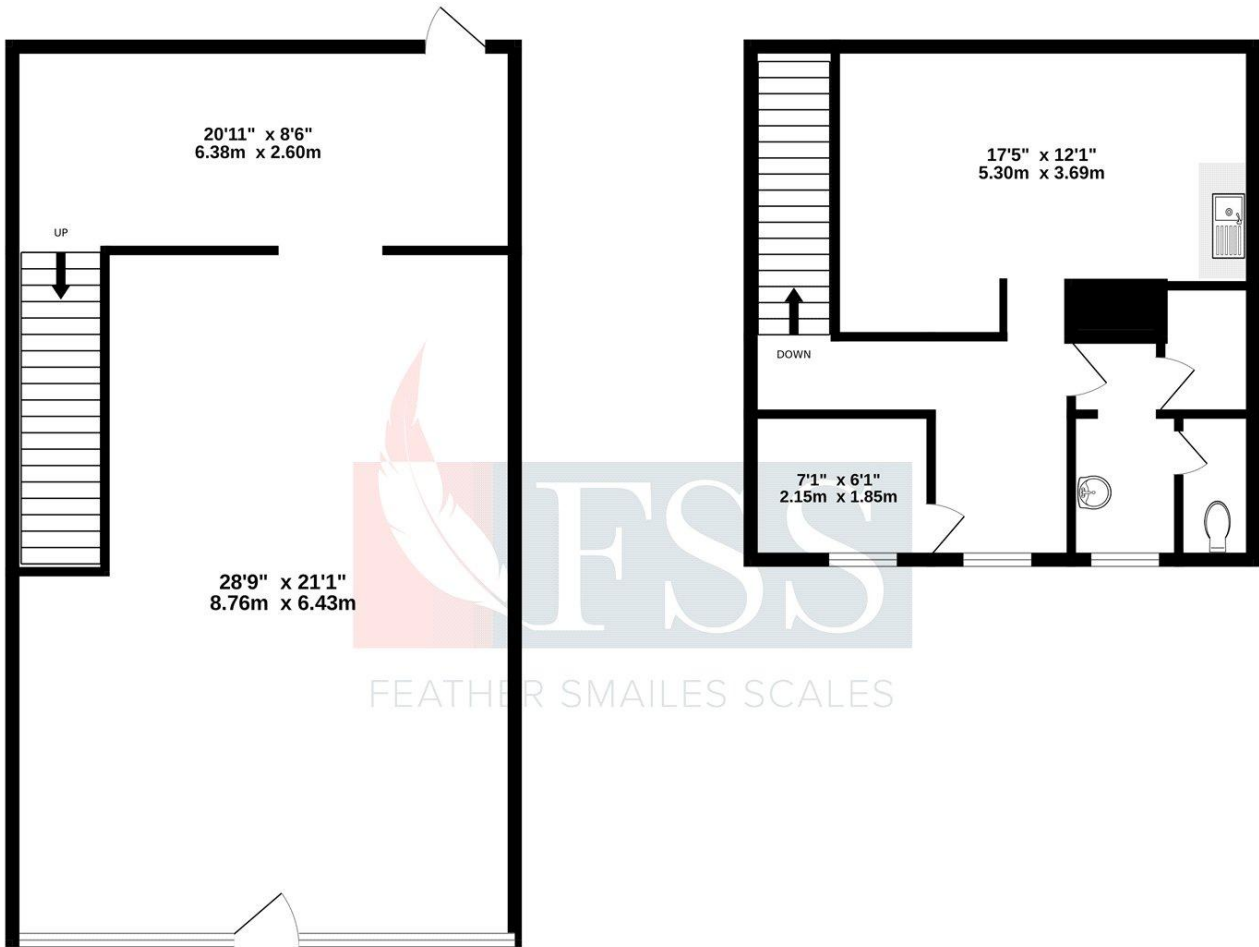
Viewing

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
780 sq.ft. (72.4 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.

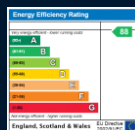


TOTAL FLOOR AREA : 1219 sq.ft. (113.2 sq.m.) approx.

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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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