





An exciting opportunity for investors to purchase a commercial premises with tenant in situ. The property is located in the heart of Ripon and is currently achieving £1500pcm. The building offers great window frontage onto the main street, with a great size shop floor and expansive rooms, arranged over three floors.

Located just off the market square in a prime setting, the property currently houses an electronic cigarette retailer, whilst it is also being ideally placed to attract a good amount of foot traffic.

On the ground floor the entrance door leads to a good size shop floor with large display window, storage area, rear porch and WC. Access is available to a shared courtyard, with the next-door premises. Stairs rise to the upper floors with 5 rooms in total. The first floor consists of a kitchen with modern units and some appliances; bathroom fitted with a white suite and a good-sized room. The second floor consists of two further spacious rooms.

An early viewing is advised on this competitively priced building, which is sure to be appealing to a variety of investors.





Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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