





Accommodation

An exciting opportunity to purchase a long established commercial premises, located in the heart of Ripon and now in need of complete renovation. The building offers great window frontage onto the main street, with a good size shop floor and expansive rooms, arranged over three floors.

The building does now require a complete programme of updating, but it no doubt offers the scope to split the upstairs accommodation, as a number of neighbouring properties have already done, subject to necessary consents. Work has already commenced, with the upper two floors being stripped back to brick, meaning the condition of the building is easy to inspect.

Located just off the market square in a prime setting, the site housed a successful hairdressers for many years, whilst it is also being ideally placed to attract passing trade and holiday makers.

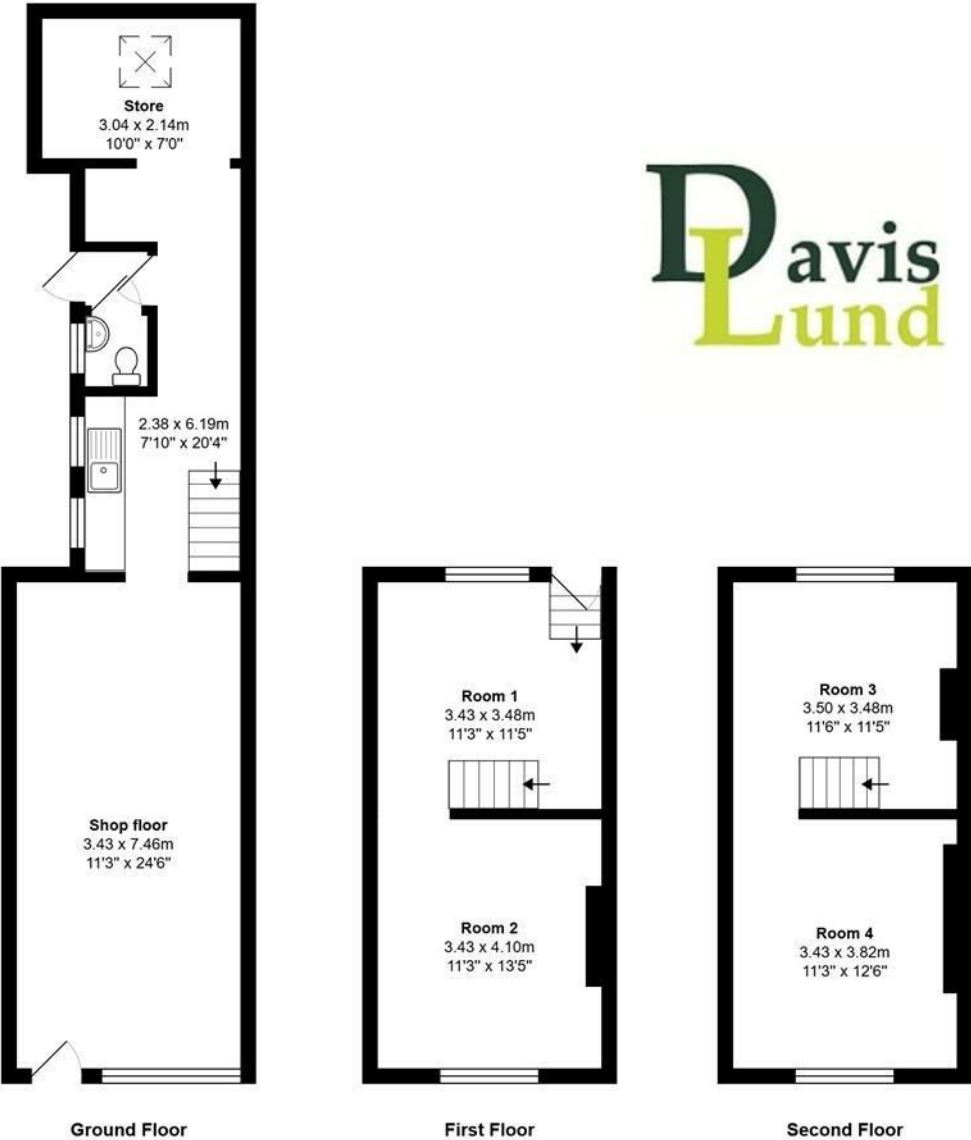
On the ground floor the entrance door leads to a good size shop floor, with a kitchen, WC and store room beyond. Access is available to a shared courtyard, with the next door premises. Stairs lead to the upper floors, with four rooms in total, offering endless opportunities and potential.

An early viewing is advised on this competitively priced building, which is sure to be of interest to purchasers looking to run a business, property developers and those looking for a buy to let, which a strong yield no doubt being achievable.





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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