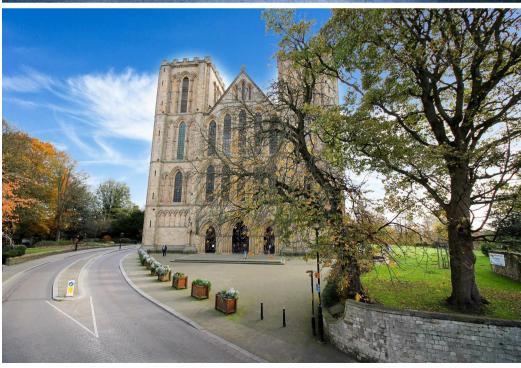


Office 5 4 Bedern Bank Ripon North Yorkshire HG4 2LE £345 PCM









### Accommodation

# Location

The office premises are located just a short walk from Ripon's historic market square. Situated close to an array of shops and restaurants, the offices also overlook the historic Cathedral.

### **Directions**

From the market square proceed down Kirkgate, at the end of Kirkgate and with the Cathedral in front of you, the premises can be found on the right hand side.

### Office

### Use

The premises could, with permission, be utilised for various uses, but office use is currently in place. Any potential tenants should first contact Harrogate Council to discuss options and whether change of use/planning permission would be needed.

#### Rates

Please contact Harrogate Borough Council for information relating to rates.

# Legal Costs

Each party will be responsible for their own legal costs, should any be incurred.

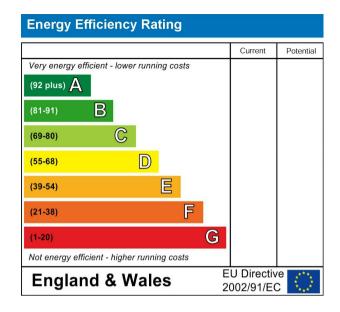
# Lease Terms

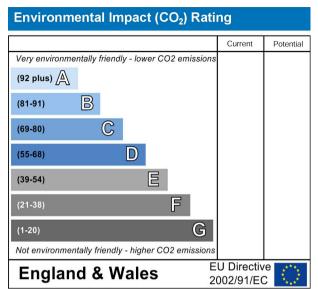
Lease length and terms are negotiable.

#### Utilities

There is a utility Charge for the electric, gas and water usage being £25 per month with a review every three years.







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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order











