

# Davis Lund

North Street  
Ripon  
North Yorkshire  
HG4 1HJ

Guide Price £225,000





## Accommodation

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.



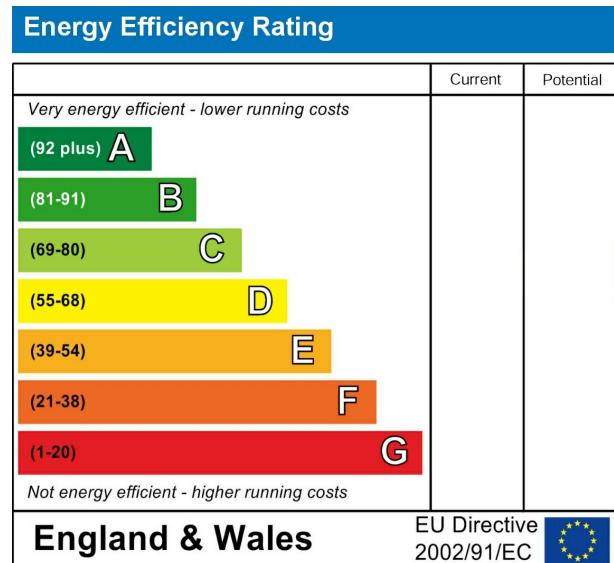


## Floorplan





## EPC



**VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)**

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