







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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