

Davis
Lund

North Street
Ripon
North Yorkshire
HG4 1HJ

Guide Price £300,000





Accommodation

A unique opportunity to purchase a versatile mixed commercial and residential site, sure to appeal to developers, buy-to-let investors and business owners alike. The freehold property consists of a shop floor with large window frontage to the street, which was housed a number of successful businesses over the years, a detached two bedroom cottage and spacious apartment.

The property could generate three separate revenue streams, as the two homes and commercial property could be let, or it would also suit an owner occupier, wishing to take on a new project. Offering the scope to expand and develop the site, including the conversion of the shop subject to necessary consents, making it a compelling opportunity for the right buyer.

The property is well positioned close to the city centre, offering high levels of passing trade and local custom, whilst also making a lovely place to live. Ripon itself is well serviced with amenities such as pubs and supermarkets whilst being ideal for commuters with easy access to the A1 and A19.

Shop – An entrance door leads to the spacious shop floor with two large display windows, cashier area, and WC. The shop is neutrally decorated and a blank canvas, offering the scope to tailor the space to the new owners needs.

Apartment – Accessed through an entrance to the front of the property, there is a welcoming entrance hall with access to the rear garden, shower room, fitted with a white suite and door with stairs leading to the apartment. Stairs rise to the first floor, where there is a spacious living room with exposed beams, kitchen fitted with a range of units, generous double bedroom and a further multi-functional room, ideal as a dining room/study, whilst also offering the opportunity to be converted to a first floor bathroom.

Cottage - The front door gives access to a porch which leads to the good-sized living room with feature fireplace and fitted storage. The kitchen offers a range of units and some appliances, along with a separate utility area and under stair cupboard, providing handy storage. The bathroom is part tiled and fitted with a white suite, including a bath with shower and glazed screen over. Upstairs, there is a landing with loft access, two well-proportioned double bedrooms and a WC. Although the property is now in need of renovation throughout, this provides the scope to update the property to personal taste.

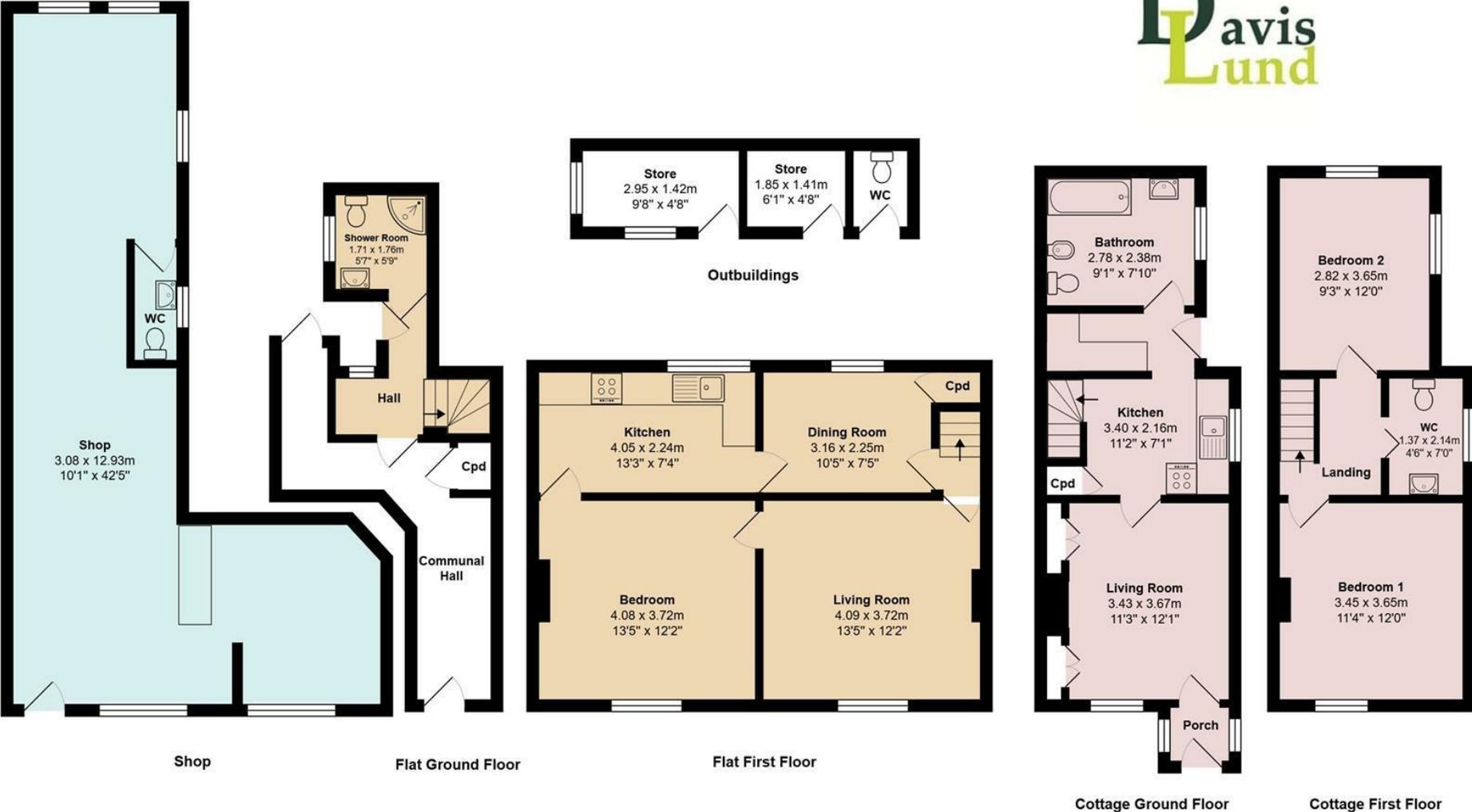
Externally, the property benefits from a lovely courtyard garden to the rear, with a workshop and log shed providing handy storage. The garden is fully enclosed, offering a high degree of privacy. Street parking is available nearby and the site benefits from gas central heating.

With versatile accommodation, the site is sure to appeal to a variety of purchasers. An internal inspection is required to fully appreciate the potential on offer.





Floorplan





EPC

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

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| 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.

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

