



DIRECTIONS - HG4 1EG

Starting in Ripon town centre on Fishergate. Turn right onto Old Market Place and right again onto Queen Street. The property is situated on the left hand side.

APPROXIMATE DISTANCES

Town Centre	150 metres
Railway Station	10 miles
Bus Route	75 metres
Airport	23 miles



INVESTMENT OPPORTUNITY

**5 QUEEN STREET
RIPON, HG4 1EG**

£550,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A great opportunity to purchase a city centre investment and development opportunity.

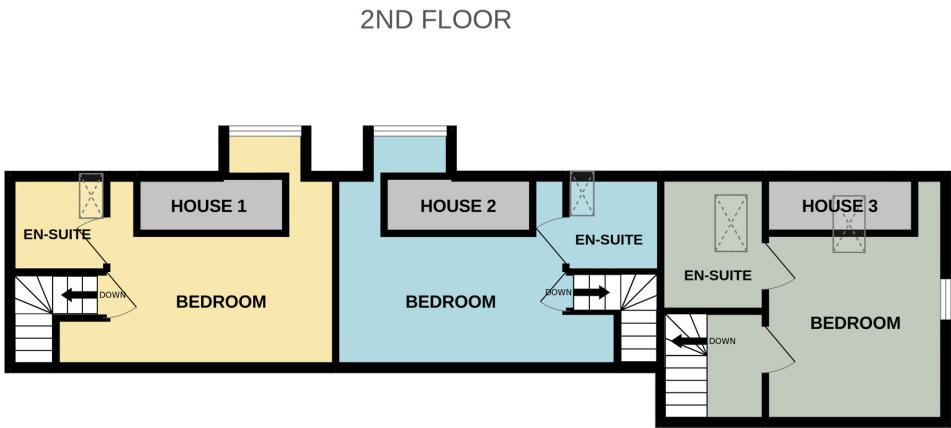
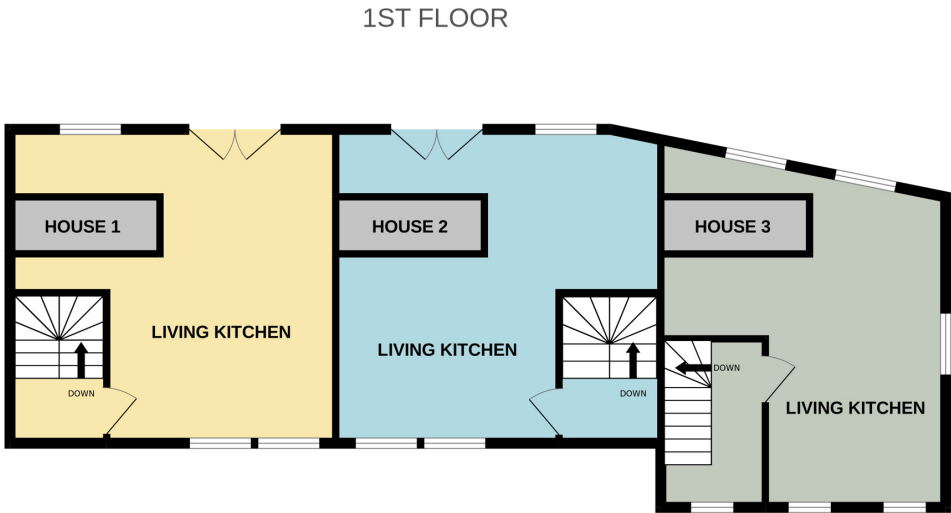
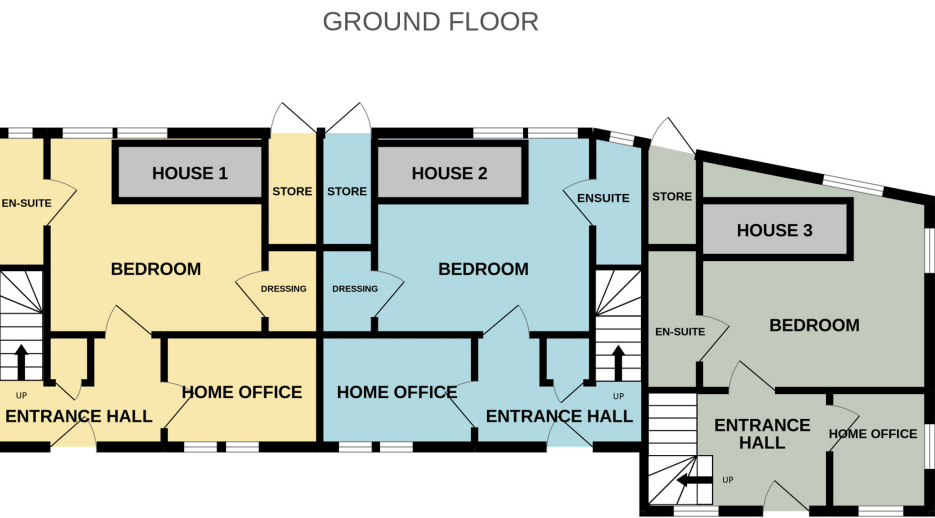
This substantial building is offered as a ground floor shop with basement and offices, 2 x 3 bedroom self-contained apartments and a building plot with consent for three town houses.

The purchase can be as a whole or in two parts.

Situated in the very centre of Ripon adjacent to the market square and forming part of the thriving shopping area.

The shop is let until 2026 and the flats are currently vacant.

The current overall income is £38,700 Per Annum.



Measurements are approximate. Not to scale. Illustrative purposes only
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DEVELOPMENT

A rare opportunity to purchase a site with consent for 3 x 3 storey town houses which would add to the investment opportunity, once built they would be ideal for the rental or sales market and each offering easy living in this most convenient location.

Located in the very heart of Ripon City centre close to all amenities.

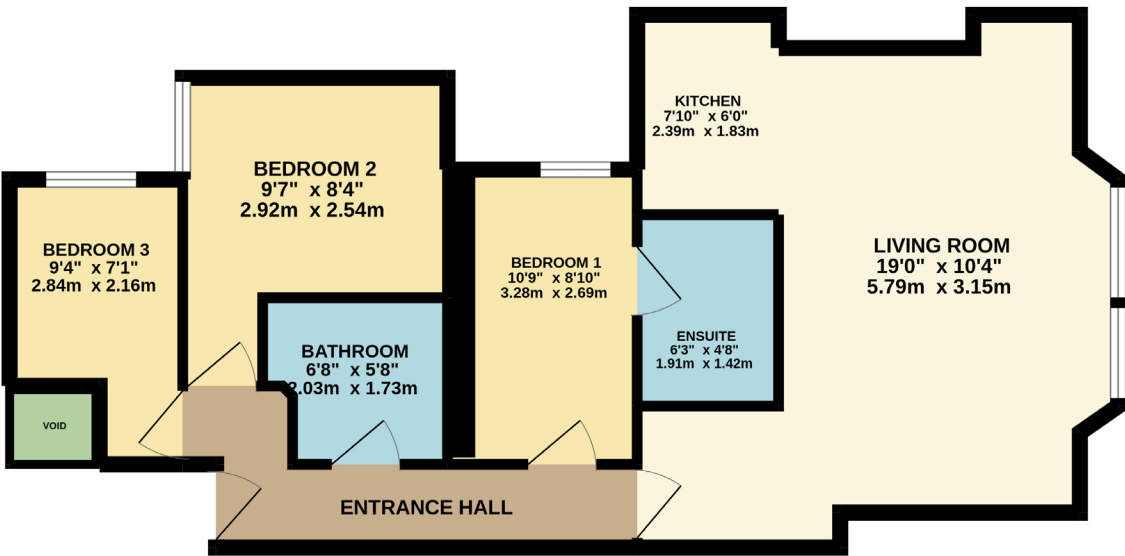
Planning Information

PROPOSAL: Demolition of redundant building and erection of 3 no. 2 bed town houses.

LOCATION: Moss Arcade Ripon North Yorkshire HG4 1EG

Planning reference 21/01167/FUL
Subject to conditions with further details on request.

FIRST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.
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FLAT 1

FIRST FLOOR

Entrance Hall

Living Room

Kitchen Area

Bedroom One

En-suite

Bedroom Two

Bedroom Three

Bathroom

19' x 10'4"

7'10" x 6'

10'9" x 8'10"

6'3" x 4'8"

9'7" x 8'4"

9'4" x 7'1"

6'8" x 5'8"

Currently let for 12 months on an Assured Shorthold Tenancy, at a rental of £750.00 per calendar month from 7th July 2023.

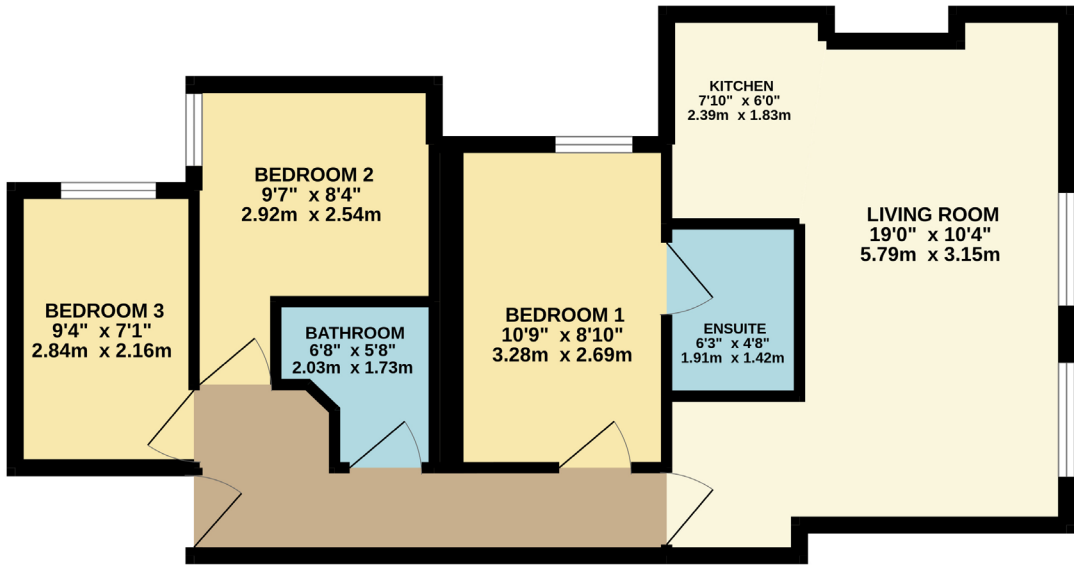
An additional £40 per month added to the monthly rent for the electric bill.

Council Tax Band: A

Energy Rating: C

Total approx. floor area 647 sq.ft (60.1 sq.m)

SECOND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.
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FLAT 2

SECOND FLOOR

Entrance Hall	
Living Room	19' x 10'4"
Kitchen Area	7'10" x 6'
Bedroom One	10'9" x 8'10"
En-suite	6'3" x 4'8"
Bedroom Two	9'7" x 8'4"
Bedroom Three	9'4" x 7'1"
Bathroom	6'8" x 5'8"

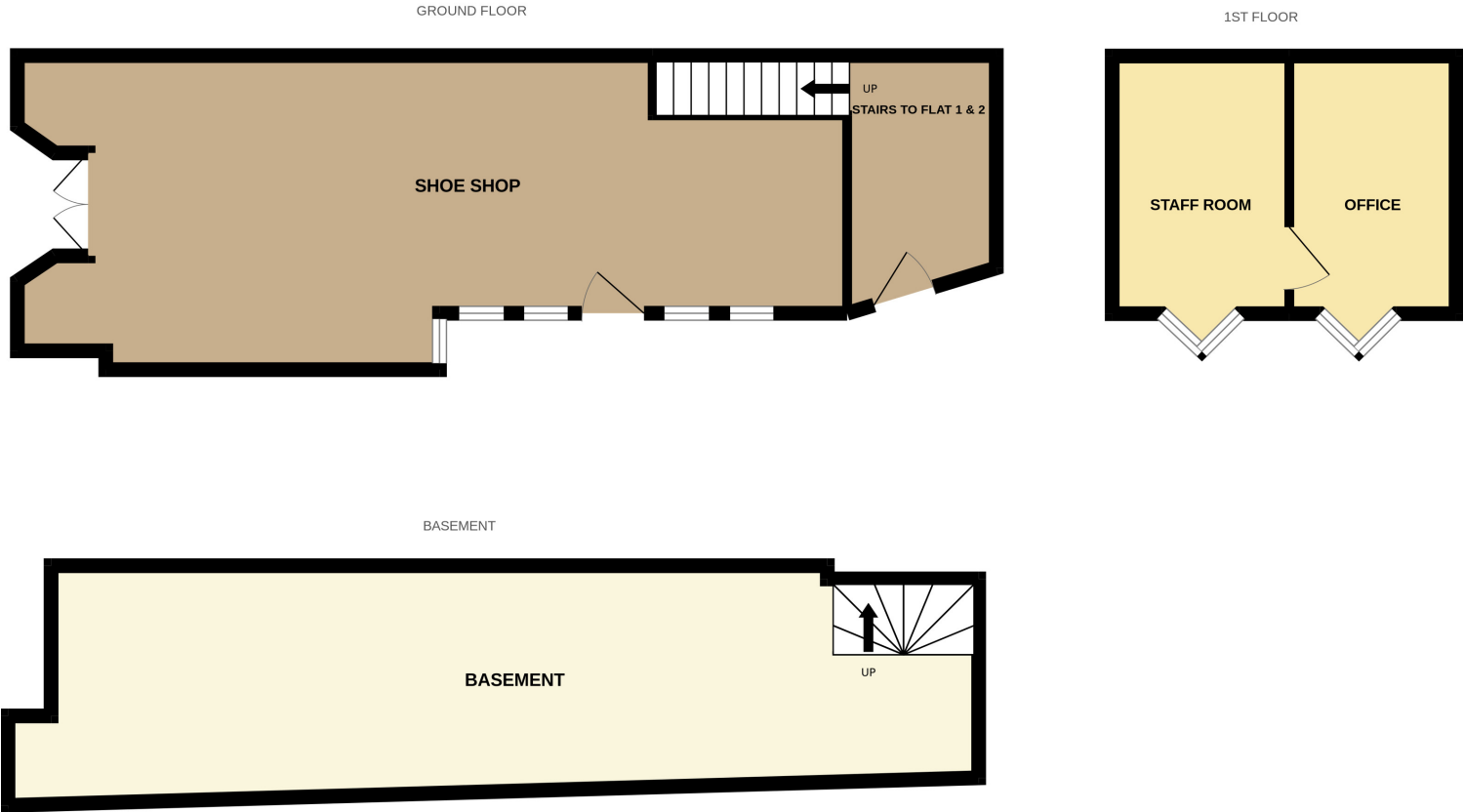
Currently let for 12 months on an Assured Shorthold Tenancy, at a rental of £725.00 per calendar month from 26th July 2023.

An additional £40 per month added to the monthly rent for the electric bill.

Council Tax Band: A

Energy Rating: D

Total approx. floor area 643 sq.ft (59.8 sq.m)



RETAIL UNIT

GROUND FLOOR,
FIRST FLOOR AND BASEMENT

The retail unit is currently tenanted by
Sole Mates Footwear (Ripon) Limited
until 16.02.2026 at a rent of £21,000 per annum.
Lease and further details on request.
Energy Rating: C