



Mixed Use Investment Property For Sale

81 North Street, Ripon, HG4 1DP



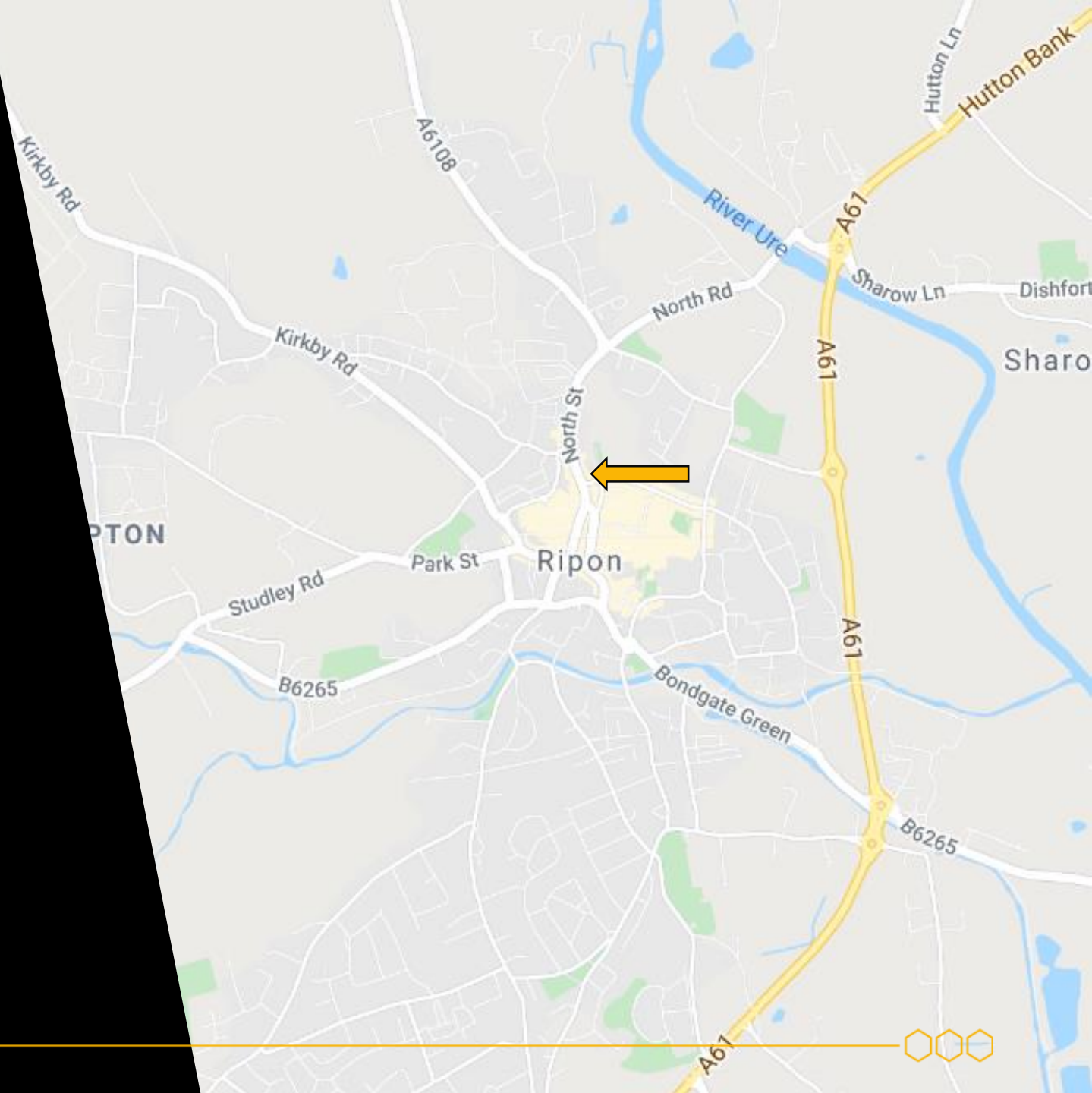
LOCATION

Ripon is a popular historical cathedral city in North Yorkshire, positioned just 12 miles north of Harrogate, accessed via the A61. The A1(M) (junction 50) is only 10 minutes to the North East, and provides excellent transport links across the whole of the country.

The subject property is situated in the very heart of the historic town centre, with the market place is just a few moments away. This immediate area is home to a wide range of independent shops, restaurants, cafés, as well as a various multiple national occupiers including Booths supermarket, Sainsbury's, Dominos, Costa Coffee, Greggs.

ACCOMODATION

A great opportunity to acquire the freehold interest in this three storey period building comprising a commercial unit on the ground floor and two flats on the upper floors. The two flats have access from a separate communal stairway at the rear of the property, with both flats offer well proportioned accommodation comprising of; hall, sitting room, kitchen, two bedrooms and bathroom. Both the commercial and residential accommodation is fully let, tenancy details on the next page.



ACCOMMODATION

The property provides the following approximate floor areas on a Net Internal Area (NIA) basis:

Ground Floor:	595 sq ft	55.3 sq m
81a:	689 sq ft	64 sq m
81b:	688 sq ft	63.9 sq m

SALE

Offers in the region of £350,000

TENURE

Freehold.

BUSINESS RATES

Details to be confirmed.

TENANCY SCHEDULE

The property currently provides an income of £21,740 per annum, reflecting a gross yield of 6.2%. For the year ending March 2020, Day Lewis PLC, had a turnover of £420,574,000, with net profit of £10,185,000. Tenancy schedule below.

Occupier	Rent	Lease Expiry
Day Lewis PLC	£11,000pa	31st December 2022
81a	£5,040pa	12 month AST
81b	£5,700pa	12 month AST

USE

Use class E permitted.

EPC

Details to be confirmed.

VAT

We understand the property is not subject to VAT.

LEGAL COSTS

Each party to cover their own legal costs.

CONTACT

Through Joint Agents:

Will Beresford MRICS
M: 07392 876416
E: will.beresford@fortus.co.uk

Tom Dymond MRICS
M: 07810 756399
E: tom.dymond@fortus.co.uk

Solo
T: 01765 608203