

DEVELOPMENT OPPORTUNITY IN RIPON FOR SALE

11,890 sq ft office building on a site of 1.87 acres



johnson
tucker

Athelstan Court, College Business Park
Ripon, HG4 2RL

Seeking offers in excess of £1,350,000



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LOCATION & DESCRIPTION

Ripon is an attractive cathedral market town located approximately 31 miles north of Leeds, 12 miles north of Harrogate and 27 miles west of York.

Situated on Kearsley Road, just off the A6108 Palace Road, the Business Park enjoys easy access to A1/A1(M) via the A61.

Athelstan Court is located on the College Business Park which lies approximately 0.6 miles north west of Ripon town centre.

Athelstan Court offers headquarters style office accommodation specification which includes:

- Suspended ceilings with recessed Cat II lighting
- Male/female and disabled WC's
- Generous on-site parking
- Fully carpeted
- Lift
- Perimeter trunking
- Kitchen/staff rooms

The premises are situated within the grounds of the former Ripon College, immediately adjacent to a new build Taylor Wimpey housing development.

We consider the property and site to have scope for redevelopment, subject to planning permission being granted.



DEVELOPMENT POTENTIAL

Considerable exploration has been done by the current owner regarding the ground conditions in the undeveloped land and this can be made available to those with a serious interest in the site.

Subject to prior approval being sought, we understand that temporary permitted development rights currently apply in respect of the office building and change of use of premises from a B1(a) office use to C3 residential use currently applies. Interested parties are urged to make their own enquiries in this regard.

We are also expecting planning permission to be granted on the land to the north of the building for 8 units.

EPC

The property has an EPC rating of C67

ACCOMMODATION

The building comprises the following approximate dimensions and net internal floor areas:

<u>FLOOR</u>	<u>SQ M</u>	<u>SQ FT</u>
Ground	570.13	6,137
First Floor	534.73	5,753
TOTAL	1,104.86	11,890



SITE AREA

In addition, the premises benefit from 70 dedicated car parking spaces. Total site area 1.87 acres (0.76 ha). Floor plans are available on request.

PROFESSIONAL COSTS

Each party is to be responsible for their own costs incurred in the transaction.

TENURE

We are seeking offers for our client's freehold interest.

VAT

All figures quoted are exclusive of VAT, where payable.



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Johnson Tucker LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Johnson Tucker LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Johnson Tucker LLP for themselves or for the Vendors/Lessors.
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The statement does not affect any potential liability under the Property Misdescriptions Act 1991.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PROPOSAL

We are instructed to seek offers in excess of **£1,350,000 (One Million, Three Hundred and Fifty Thousand Pounds)** for our client's freehold interest, subject to contract and exclusive of VAT.

The property can be purchased by way of a project specific Special Purchase Vehicle (SPV). We understand the property is held in an unencumbered limited company, which was formed with the sole purpose of owning the property.

SPV DISCLAIMER

Johnson Tucker LLP is not authorised and cannot advise in relation to any sales of shares and will

act as agents in respect of a sale of the property interest only.

We would recommend that any interested parties seek their own independent advice in relation to any sales of shares and we are not responsible for any information or opinions provided in respect of any such sale.

VIEWING

Strictly by prior appointment through sold selling agents Johnson Tucker LLP.

For more information or to arrange an inspection please contact:

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