

**HIGH QUALITY HYBRID
WORKSHOPS AND OFFICES**

**GUIDE - £200,000 TO £250,000
RENTAL - £15,000 TO £20,000 PA**

Description

Available Spring 2026 – For Sale or To Let

A brand-new development of high-quality hybrid workshop and office units ideally located at Hutton Bank, Ripon, available from Spring 2026.

This modern scheme comprises five purpose-built two-storey units, each thoughtfully designed to provide flexible space for a variety of business uses. Each unit features:

Ground Floor: Dedicated workshop/storage area with roller shutter access

First Floor: Well-appointed office accommodation with natural light and versatile layout

The development includes:

Three larger units of approx. 1,900 sq ft each

Two smaller units of approx. 1,300 sq ft each

Units will be available to purchase or lease, offering excellent flexibility for occupiers and investors alike.

Pricing:

Freehold Values: from £200,000 to £250,000

Rental Values: from £15,000 to £20,000 per annum

This is an exceptional opportunity to secure modern, energy-efficient business space in a sought-after North Yorkshire location, just minutes from Ripon city centre and with excellent transport links.

Register your interest early to secure a unit in this exciting new development.

Terms

Leasehold - The property is available to lease on new terms to be negotiated or Freehold. The property is available to purchase freehold, with vacant possession on completion.

Rateable Value

Rateable Value: TBC.

Uniform Business Rate for 2025/26: £0.546.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

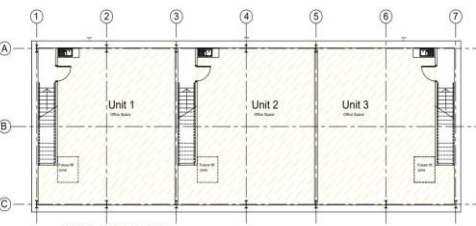
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services will be connected to the property, with the exception of gas.

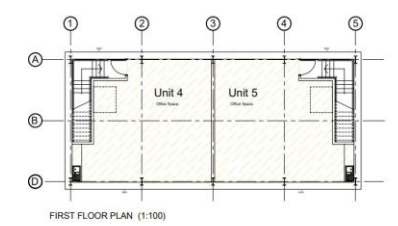
Viewing

If you would like to view this property, please contact FSS on 01423 501211.



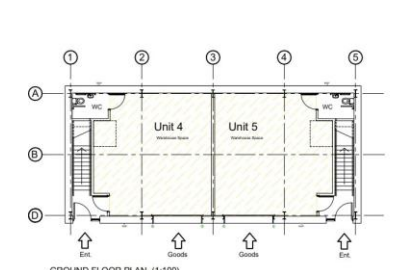
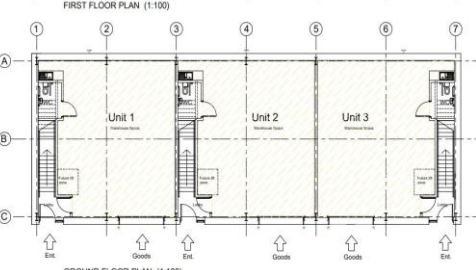
GROSS INTERNAL FLOOR AREAS

	Gf GFA	FF GFA	Within NGA	Office NGA	TOTAL GFA
UNIT 1	50.0m ² (538.0ft ²)	53.5m ² (576.0ft ²)	78.2m ² (841.9ft ²)	82.4m ² (887.0ft ²)	175.5m ² (1,889.0ft ²)
UNIT 2	82.0m ² (882.0ft ²)	83.5m ² (899.0ft ²)	78.2m ² (841.9ft ²)	82.4m ² (887.0ft ²)	175.5m ² (1,889.0ft ²)
UNIT 3	82.0m ² (882.0ft ²)	83.5m ² (899.0ft ²)	78.2m ² (841.9ft ²)	82.4m ² (887.0ft ²)	175.5m ² (1,889.0ft ²)
TOTAL GFA	132.0m² (1,422.0ft²)				



GROSS INTERNAL FLOOR AREAS

	Gf GFA	FF GFA	Within NGA	Office NGA	TOTAL GFA
UNIT 4	63.4m ² (682.9ft ²)	58.7m ² (632.9ft ²)	53.3m ² (573.9ft ²)	56.8m ² (607.1ft ²)	132.3m ² (1,434.8ft ²)
UNIT 5	63.4m ² (682.9ft ²)	58.7m ² (632.9ft ²)	53.3m ² (573.9ft ²)	56.8m ² (607.1ft ²)	132.3m ² (1,434.8ft ²)
TOTAL GFA	126.8m² (1,365.8ft²)				



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FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long-standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2024-2025 referrals to this independent mortgage broker have, on average, earned us a fee of £133.97 per case.

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