



**25A North Road**

**Ripon, HG4 1HN**

A fantastic Commercial investment opportunity set close to the centre of historic Ripon. We are pleased to offer to the market a detached commercial retail shop/office outlet with off street parking located in a great position on North Road with easy access to Ripon bypass and beyond on a main arterial route leading out of Ripon City Centre. The property has a good sized office/retail shop area 21'9" x 24'6", separate kitchen, Cloaks/ W.C. Externally: Raised planted flower bed and off street parking area.

**Asking Price £130,000**

## 25A North Road

Ripon, HG4 1HN



- DETACHED COMMERCIAL PROPERTY FOR SALE
- SEPARATE KITCHEN
- EASY ACCESS FOR COMMUTERS TO RIPON BYPASS + BEYOND
- RETAIL/OFFICE SPACE 21'9" X 24'6"
- CLOAKROOM/W.C.,
- MAIN ARTERIAL ROUTE OUT OF RIPON
- OFF STREET PARKING AREA
- CLOSE TO RIPON CITY CENTRE

### OFFICE AREA

21'9" x 24'6"(max) (6.63m x 7.47m(max))

Double glazed door and windows to front aspect, further window to front and side aspect. Double radiator x two, storage cupboard, loft access.

### KITCHEN

Range modern wall and base units with work top over, sink unit housing stainless steel bowl drainer and mixer tap, space for fridge freezer, radiator, inset ceiling spot lights, extractor fan, phone point, double glazed window to rear aspect.

### CLOAKES/ W.C.

4'8" x 7'6" (1.42m x 2.29m)

White suite comprising: Pedestal hand wash basin and tap, low level W.C., extractor fan, inset ceiling spot lights, radiator.

### EXTERNALLY

To the front of the property is a raised planted flowerbed.

### PARKING

Parking area to the front of the property providing off street parking.

### AGENTS NOTES

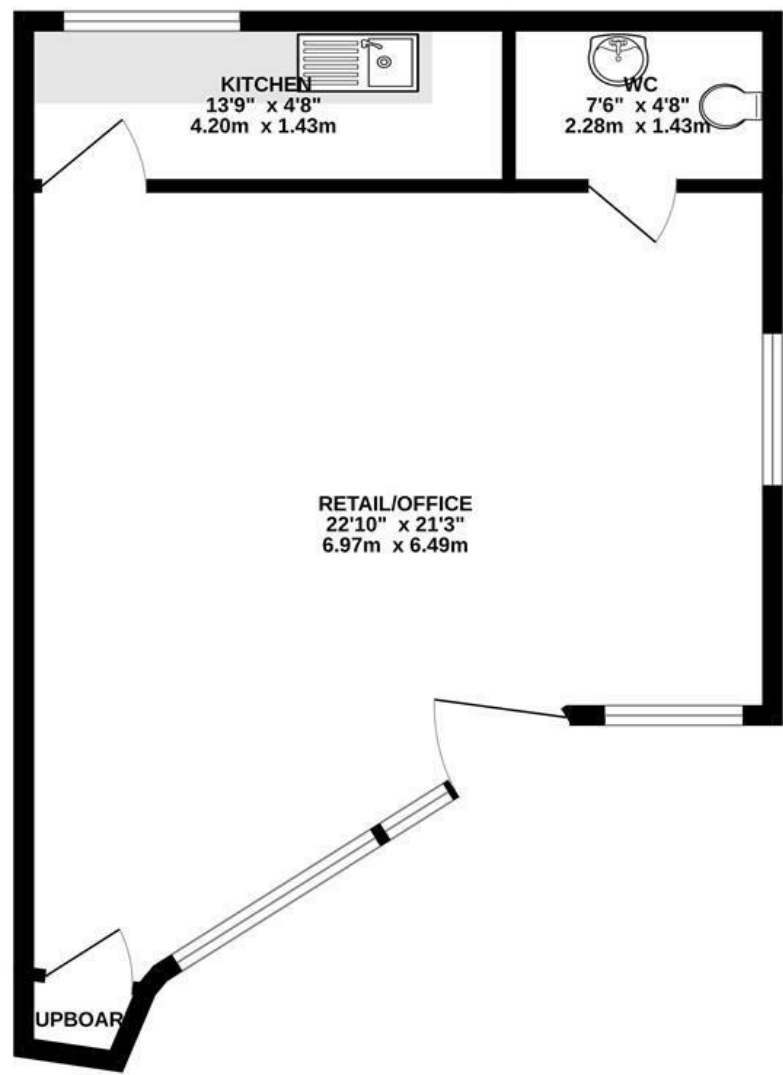
More Details To Follow.





Floor Plan

GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC