

TO LET

RIPON TOWN CENTRE  
RETAIL PREMISES

**N** Nabarro  
McAllister

4A WESTGATE, RIPON, HG4 2AT

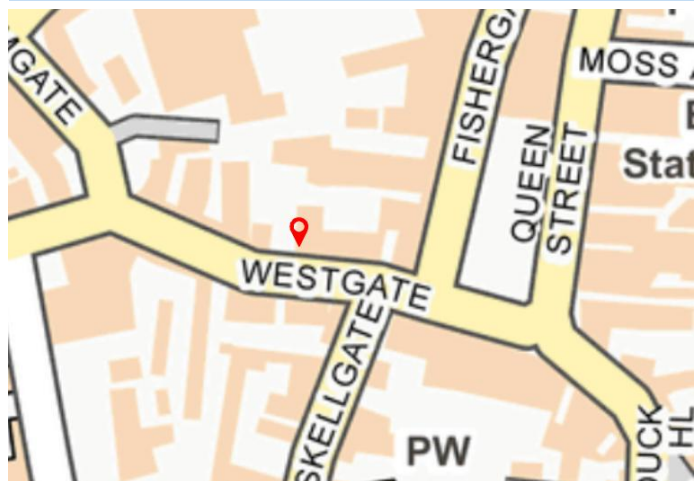


- Ripon Town Centre
- Close to marketplace
- Established retail locality
- Potential for residential conversion of upper parts (STP)

£19,500

193 m2  
(2,080 ft2)

## 4A WESTGATE, RIPON, HG4 2AT



### LOCATION

The property stands in a terrace of shop units on Westgate, just off the market square, in the centre of Ripon. There is easy access to the nearby centres of Thirsk and Harrogate. Nearby occupiers comprise mainly private traders with multiples being focused on the market square. Parking is available close by within the market square.

### DESCRIPTION

The property comprises a two storey building being mid-terraced, of traditional construction with walls in 9" solid brickwork under a slated pitched roof. The property has a timber display window with an arcade entrance. There is a small yard to the rear.

**There may be scope to convert the upper floor to residential – subject to planning.**

### ACCOMMODATION

	m2	ft2
<b>GROUND FLOOR</b>		
Sales Shop	72	780
Two Rear Offices	26	280
Boiler Room	-	-
<b>FIRST FLOOR</b>		
Offices	91	975
Kitchen	4	45
Ladies & Gents W.C	-	-
<b>TOTAL</b>	<b>193</b>	<b>2,080</b>

### SERVICES

The property benefits from all mains services. No test of the services has been made. Purchasers should rely on their own investigations.

### RATEABLE VALUE

The property has the below entry in the 2023 rating assessment list. Interested parties should confirm these with the Local Authority.

Rateable Value (2023)	Estimated rates payable
£14,000	£7,000

### PLANNING

The property is believed to have planning consent for its recent use as a retail shop. Purchasers should make their own enquiries with the Local Authority.

### TERMS

The property is offered on a new five year lease or multiples of five years on a full repairing and insuring basis at a rent of £19,500 per annum.

### VAT

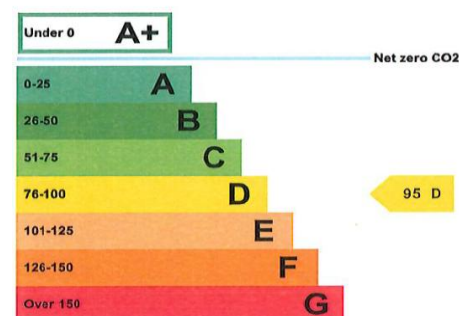
Our client advises that VAT is applicable on this transaction. Your legal advisors should verify.

### LEGAL COSTS

The incoming tenant is to be responsible for the landlords' reasonable legal costs in the preparation of the lease.

### EPC

This property's energy rating is D.



### VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

September 2025

**Nabarro McAllister**

### Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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