



**FULLY FITTED RESTAURANT**

**£325,000**



## Description

A rare opportunity to acquire a large freehold Restaurant building located close to the centre of Ripon on Skellbank. The property known as 'The Terrace' is based over 3 floors and benefits from an extensive outside sun terrace approximately 1,500 sq ft in size. The property has been left in immaculate condition and would therefore offer the ideal opportunity for an individual or chain to take on as is, with limited work required.

The property briefly comprises a large ground floor restaurant space with an extensive open bar area to its core, with seating areas to both sides. The ground floor offers open and airy space with a log burning stove as well as exposed brickwork creating an abundance of character.

The lower ground floor offers a large commercial kitchen as well as both male and female WC's. The first floor provides extensive living space with a 3 bedroom apartment offering ideal living accommodation for the business owners/managers. The space in its entirety is illustrated in the floorplan overleaf. Externally the premises benefit from a large car parking area to the front of the property.

## Directions

Skellbank is conveniently placed within walking distance of the city centre and all of its amenities.

## Tenure

Freehold with vacant possession on completion.

## Rateable Value

Rateable Value: £11,300

Uniform Business Rate for 2017/17 £0.479.

## VAT

VAT is payable on top of the agreed purchase price.

## Costs

Unless 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.

## Viewing

Strictly by appointment with the agent Tel: 01423 501211.

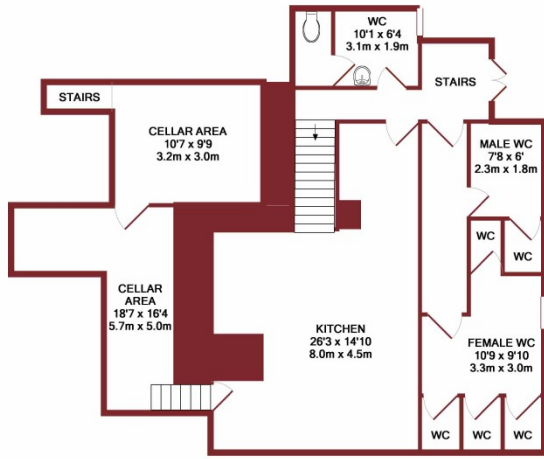
## Services

All mains services are connected to the property.

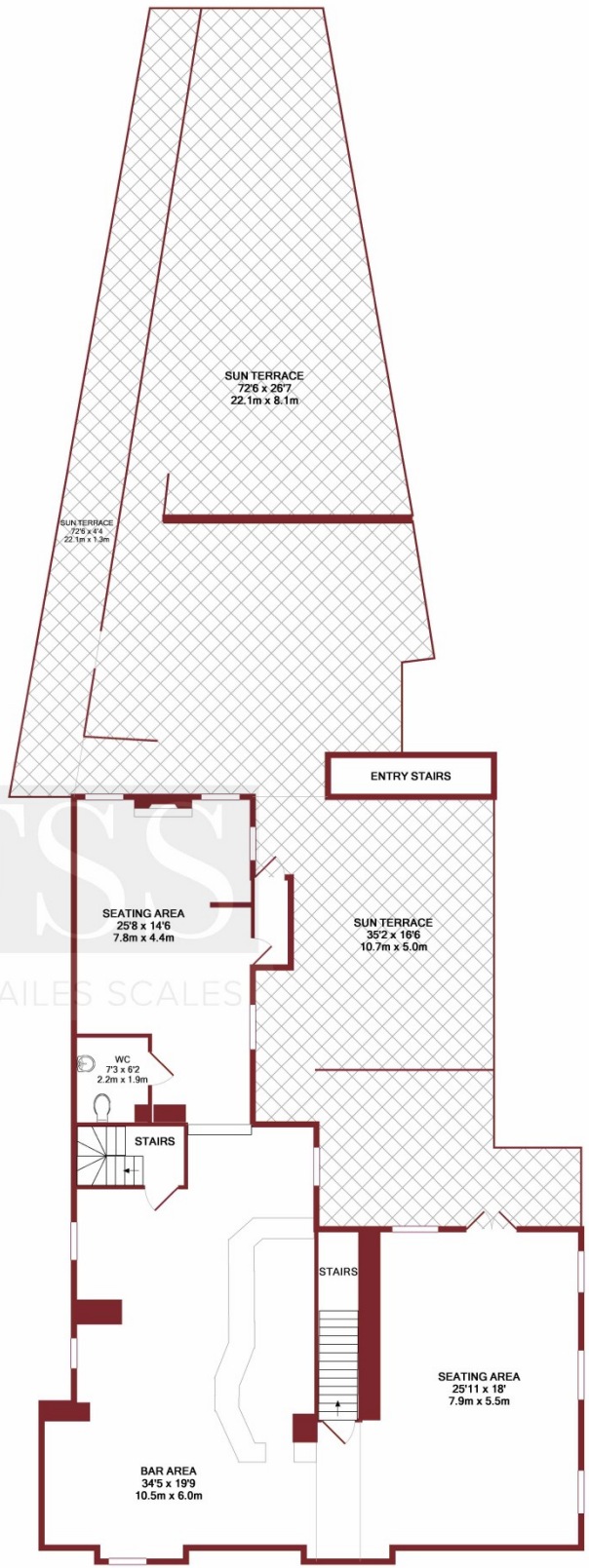




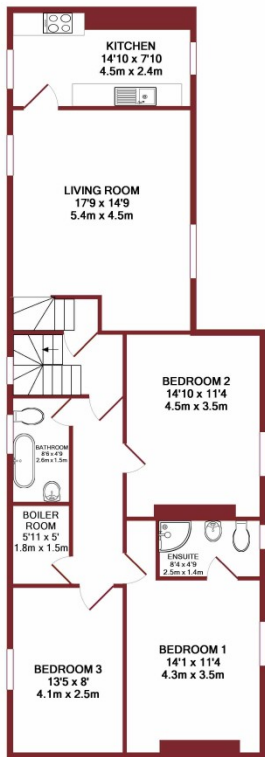




LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 1017 SQ.FT.  
(94.5 SQ.M.)



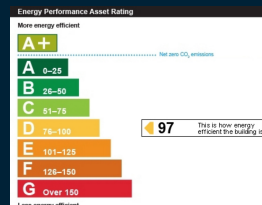
GROUND FLOOR  
APPROX. FLOOR  
AREA 1699 SQ.FT.  
(157.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1015 SQ.FT.  
(94.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 3731 SQ.FT. (346.6 SQ.M.)  
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