





## **Accommodation**

### Location

The office premises are located just a short walk from Ripon's historic market square. Situated close to an array of shops and restaurants, the offices also overlook the historic Cathedral.

### Directions

From the market square proceed down Kirkgate, at the end of Kirkgate and with the Cathedral in front of you, the premises can be found on the right hand side.

### Office

### Use

The premises could, with permission, be utilised for various uses, but office use is currently in place. Any potential tenants should first contact Harrogate Council to discuss options and whether change of use/planning permission would be needed.

### Rates

Please contact Harrogate Borough Council for information relating to rates.

### Legal Costs

Each party will be responsible for their own legal costs, should any be incurred.

### Lease Terms

Lease length and terms are negotiable.

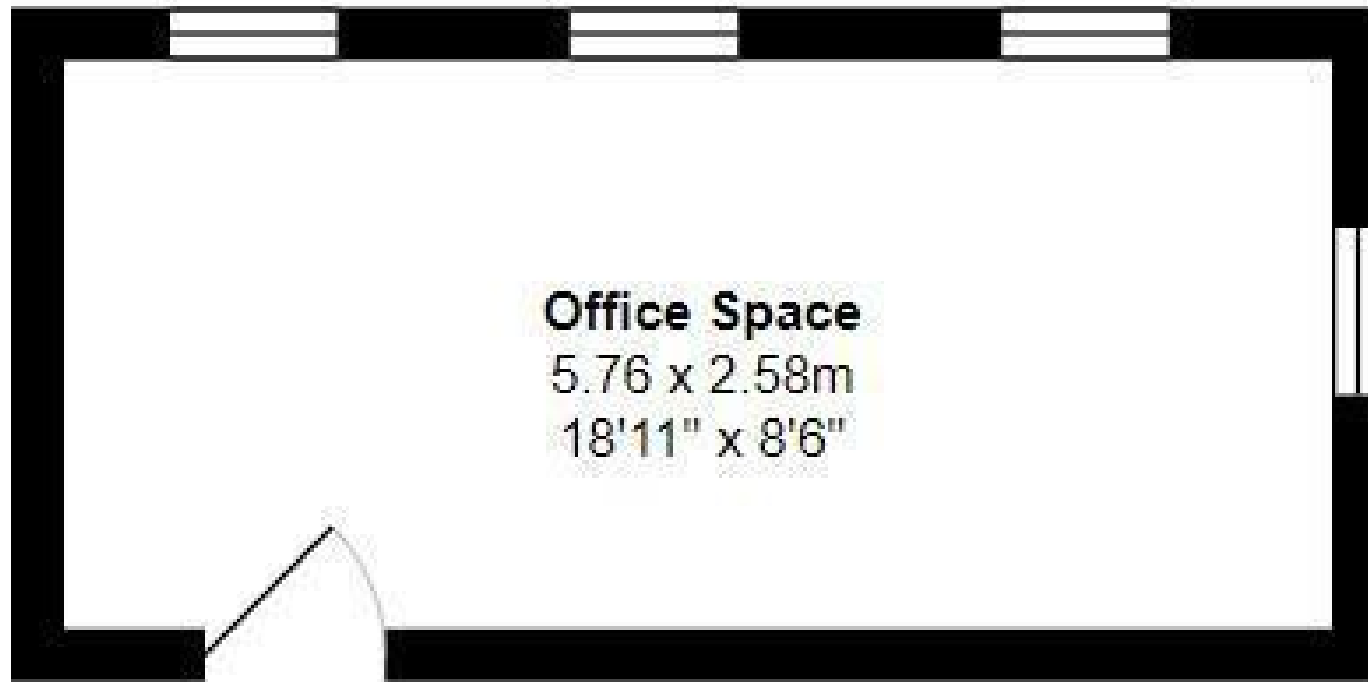
### Inclusive

The monthly rental includes business rates, electric, heating, water and buildings insurance.







Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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