

6B, Park Street,
Masham
Ripon, HG4 4HN



**OPEN PLAN RETAIL UNIT WITHIN A
PROMINENT POSITION OF THE
TOWN**

£8,340 PA

Description

Occupying a prominent position within the heart of Masham, this attractive ground floor retail unit offers well-presented open plan accommodation suitable for a variety of retail, office or service-based uses (subject to the necessary consents). The property benefits from a wide glazed frontage, providing excellent visibility and natural light, together with an open plan layout that offers flexibility for a range of occupiers.

Presented in good order throughout, the premises are ready for immediate occupation and feature modern flooring, suspended ceilings with LED lighting and an attractive retail sales area. Situated amongst a thriving mix of independent retailers and cafés, this is an excellent opportunity to secure commercial space in one of North Yorkshire's most popular market towns.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Business Rates

Rateable Value: £4,400

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

The property is elected for VAT.

Legal Costs

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

Planning

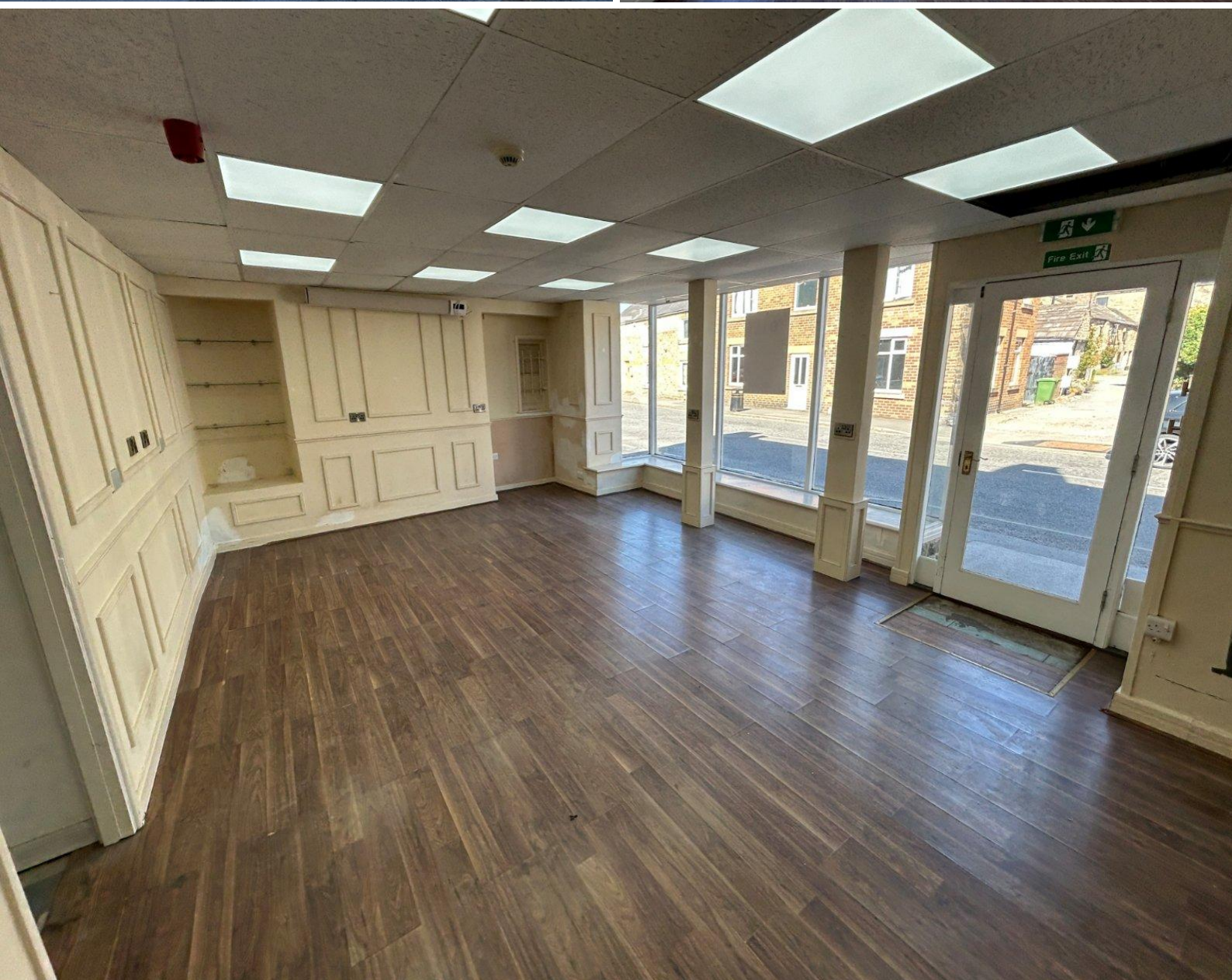
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

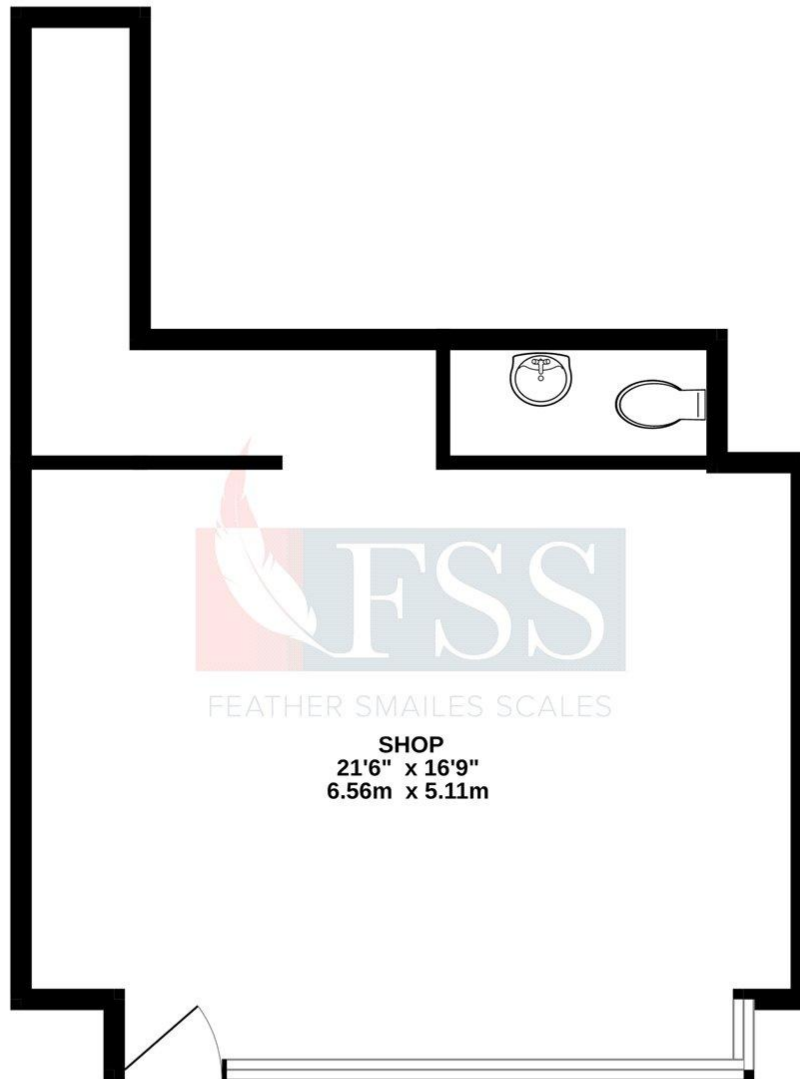
All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 447 sq.ft. (41.5 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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