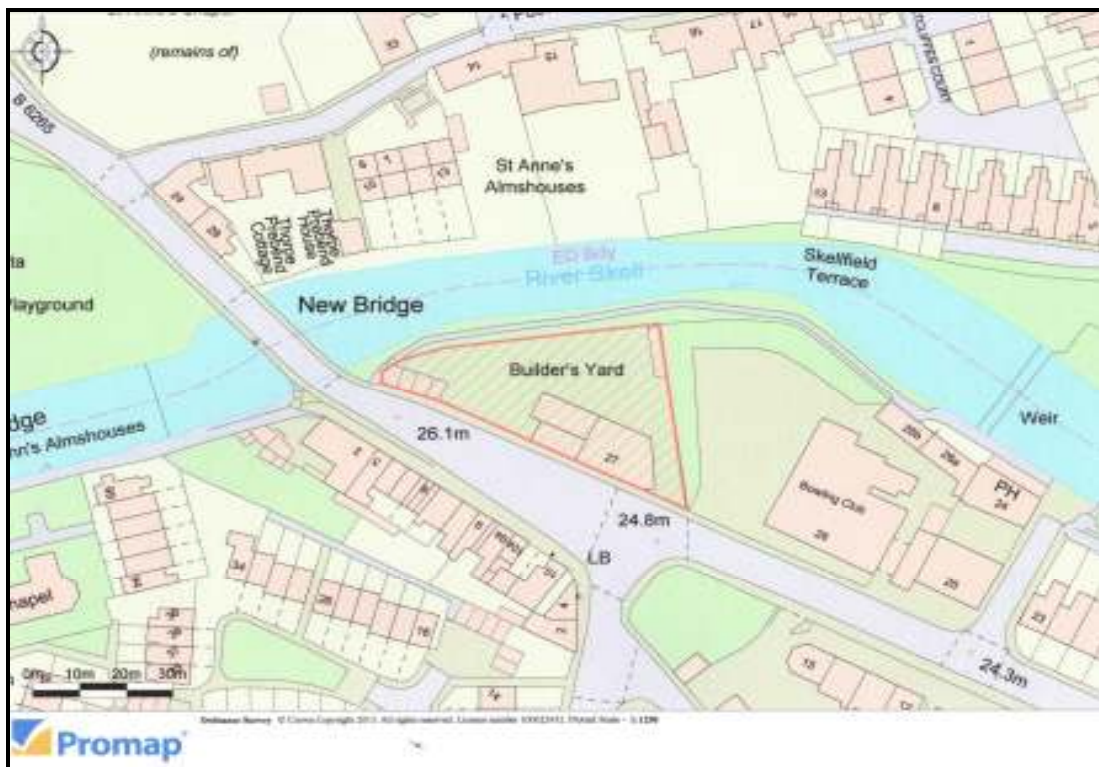


# FORMER BUILDERS MERCHANTS FOR SALE BONDGATE GREEN, RIPON, HG4 1QW



Indicative Boundaries Only

- Approximate site area of 0.16 hectares (0.4 acres)
- Highly prominent freehold roadside site close to Ripon centre
- Development potential subject to planning
- Former builders merchants offering a range of existing showroom and warehouse accommodation



### LOCATION

The Subject site is situated approximately 0.50 miles from the heart of the affluent and popular Cathedral city of Ripon and fronts Bondgate Green which is one of the main arterial routes into the market town.

Bondgate Green links to the A61 bypass affording excellent access to the A1(M) and other major regional towns such as Harrogate, York and Leeds.

The surrounding area is mixed but predominantly is made up of high density housing with additional commercial users mainly being located away from the centre towards the A61.

### DESCRIPTION

The site is largely level and extends to approximately 0.4 acres. It consists of a range of buildings previously used as a builders merchants incorporating brick built showroom and office areas, warehouse of block construction accessed via roller shutter doors and further traditional brick stand alone stores. We are advised that mains electricity, water and an oil fired heating system are connected to the property.



### ACCOMMODATION

The property provides an approximate gross internal area of **364.29m<sup>2</sup> (3,922ft<sup>2</sup>)** which includes the main showroom and ancillary staff facilities, sales area/office and warehouse over two floors. The outbuildings provide approx 59.36m<sup>2</sup> (639ft<sup>2</sup>) GEA.

### TENURE / TERMS

The property is available For Sale and offers are being invited for the Freehold. VAT status to be confirmed.

### PLANNING

The site offers potential for a number of alternative uses and development opportunities. Interested parties should make their own enquiries with Harrogate Borough Council.

### LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction

### EPC

Available for inspection on request

**For Further Information and Viewings please contact : Chris Herron on 07739 509890 or [chris@herronassociates.co.uk](mailto:chris@herronassociates.co.uk)**



