

TO LET

**The Former Matrix Nightclub
40a Kirkgate
Ripon
HG4 1PB**



- **City centre location**
- **Ground floor gross area – 5,000 sq ft (464 sq m)**
- **Close to large car park**

PROPERTY DETAILS

Location:

The premises are located on Kirkgate, close to Market Place, Ripon's prime shopping area. To the rear is a large Sainburys foodstore and large pay and display car park.

Description:

The building is of brick construction under a pitched multilevel slate roof. Internally the unit is fitted out as a nightclub although it ceased trading 2-3 years ago.

Accommodation:

The former nightclub extending to approximately 5,000 sq ft (464 sq m) currently arranged as two bar areas with a large dance floor, kitchen, multiple toilet facilities as well as staff rooms and offices.

Services:

All mains services are available and connected.

Rateable Value:

From enquiries with the Valuation Office Agency the premises are not currently assessed for rating purposes. Potential occupiers should therefore satisfy themselves on potential rating liability.

Quoting Rental / Lease Terms:

Offers in the region of £30,000 per annum exclusive of rates and any other outgoings are sought on flexible lease terms.

VAT:

The rental is quoted exclusive of VAT if chargeable.

Legal Costs:

Each party will be responsible for their own legal costs.

EPC (Energy Performance Certificate):

An EPC has been commissioned and will be available very soon.

Further Information / Viewing:

Viewing is strictly by appointment through this office and enquiries can made to:

Simon Williams - Williams Property Consultants
T: 01937 585750 Mob: 07850 126 224
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Subject to Contract
Details prepared February 2018