



Retail (EPC Rating: )

**UNIT 1, NAVIGATION HOUSE BELMONT  
BRIDGE, SKIPTON, BD23 1RL**

**£18,000 per annum**

  
**CARLING JONES**  
ESTATE AGENTS & CHARTERED SURVEYORS

**Ground floor retail unit located in a prominent position on Belmont Bridge/ Broughton Road only a 2 minute walk from Skipton High Street. The unit benefits from raised access floor to the rear section plus gas fired central heating and air conditioning to most rooms. On-site car parking spaces are also available by way of separate negotiation.**

### **LOCATION**

The historic market town of Skipton is famous for its cobbled High Street and four days a week open street market and provides comprehensive shopping and leisure facilities. Only a short drive from the Yorkshire Dales National Park, the town is also close to the popular holiday destinations of Grassington, Malham, and Bolton Abbey.

### **DESCRIPTION**

Navigation House comprises a purpose built commercial property located only a 2 minute walk from Skipton High Street in a prominent position on Belmont Bridge overlooking the canal basin.

The self contained ground floor retail unit comprises an entrance door onto Broughton Road with two consulting rooms and then a large open plan area to the rear with kitchenette and separate male and female WCs. The space benefits from a suspended ceiling with air conditioning unit and raised access floor to the open plan area.

At lower ground floor level there is a secure gated car parking area with parking spaces available by separate negotiation.

### **ACCOMODATION**

Consulting Room 1 9.4 sqm (101 sqft)  
Consulting Room 2 9.8 sqm (105 sqft)  
Open plan area 79.4 sqm (855 sqft)  
Kitchenette

Male and Female WCs

Measured in accordance with the RICS Code of Measuring Practice (6th Edition). All measurements are approximate.

### **TERMS**

The unit is available by way of a new FRI lease for a minimum term of 3 years at a rent of £18,000 per annum. An onsite car parking space is also available to let by way of separate negotiation.

### **BUSINESS RATES**

The property currently has a rateable value of £12,250 (2023 list). Interested parties are advised to obtain more information by visiting [www.voa.gov.uk](http://www.voa.gov.uk) or calling North Yorkshire Council.

### **SERVICE CHARGE**

The new tenant will be required to contribute a fair proportion towards the maintenance and Management costs of the building. The tenant will also be required to contribute a fair proportion toward the cost of the building insurance.

### **CAR PARKING**

On site car parking is available by way of separate negotiation

### **ENERGY PERFORMANCE RATING**

EPC Rating C (73)

### **VIEWING**

Strictly by appointment through the letting agents



Carling Jones - contact a member of the team at the Skipton office on 01756 799163.

### **VAT**

Not applicable

### **SERVICES**

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

### **AGENT'S NOTE & DISCLAIMER**

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property





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.  
Made with Metropix ©2025

**Call us on**

**01756 799163**

**[sales@carlingjones.co.uk](mailto:sales@carlingjones.co.uk)**

**<https://carlingjones.co.uk/>**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.