



Commercial (EPC Rating: C)

## **DETACHED COMMERCIAL UNIT FOR SALE**

**Albion Works 1 Rope Walk, Skipton, BD23 1ED**

**Asking Price**

**£490,000**

**Albion Works comprises a detached converted mill building located in the centre of Skipton comprising a retail unit at ground floor level and self contained first floor office above with own front door. The ground floor retail unit comprises a large open plan area with stores, WC and kitchen and at first floor level the office space has been partitioned into individual rooms comprising 12 office rooms, two storage rooms, two WCs and a kitchen.**

#### **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**

Albion Works comprises a detached converted mill building located in the centre of Skipton comprising a retail unit at ground floor level and self contained first floor office above with own front door. The ground floor retail unit comprises a large open plan area with stores, WC and kitchen and at first floor level the office space has been partitioned into individual rooms comprising 12 office rooms, two storage rooms, two WCs and a kitchen.

#### **ACCOMODATION**

Ground floor retail with stores and kitchen 293 sq m (3154 sq ft)

First floor offices & stores 220.4 sq m (2370 sq ft)

WCs

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

#### **ASKING PRICE**

£490,000

#### **VIEWING**

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

#### **BUSINESS RATES & TENURE**

Business Rates: The property has a rateable value (2023 List) of £18,250. Interested parties are advised to make their own enquiries direct with North Yorkshire Council business rates team.

Tenure: Freehold

#### **ENERGY PERFORMANCE**

The ground floor retail unit has a current energy performance rating of C (69). The first floor office has a current energy performance rating of C (68)

#### **VAT**

The rent, service charge and building insurance will be subject to VAT. All figures have been quoted exclusive of VAT

#### **SERVICES**

We have not been able to test the equipment, services or installations in the property (including heating and water systems) and recommend that prospective tenants 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

#### **ANTI MONEY LAUNDERING REGULATIONS**

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.



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## GROUND RETAIL

## FIRST FLOOR OFFICE



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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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.