



Retail (EPC Rating: C)

5 KEIGHLEY ROAD, SKIPTON, BD23 2NS

£16,000 Per Annum



5 Keighley Road is situated only a short walk from Skipton High Street and the town's bus station and car park, with other closeby retailers including Morrisons Local and Card Factory. The property is currently used as a cake shop and cafe but is also suitable for a variety of retail uses. The unit comprises ground floor counter and seating area and at first floor level there is additional seating, plus a store room and WC.

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

5 Keighley Road is situated only a short walk from Skipton High Street and the town's bus station and car park, with other closeby retailers including Morrisons Local and Card Factory. The property is currently used as a cake shop and cafe but would suit alternative retail uses. The unit currently comprises ground floor counter and seating area and at first floor level there is additional seating, plus a store room and WC.

ACCOMODATION

Ground Floor Sales & Seating 31.6sq m (329sq ft)
First Floor Additional Sales/ Seating 20.5sq m (221sq ft)
First Floor Store 3.1sq m (33sq ft)
WC

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

TERMS

The property is available by way of assignment of the remainder of the exiting lease at a rent of £16,000 per annum ending November 2028. Fixtures and fittings are also available by way of separate negotiation.

RATES

The property has a rateable value (2026 List) of £8,900 (www.gov.uk). Interested parties are advised to make their own enquiries with North Yorkshire Council.

EPC

The property has an energy performance rating of C

VAT

The rent, service charge and buildings insurance are currently not subject to VAT

LEGAL COSTS

The incoming tenant will be required to make a contribution towards our clients legal costs up to a maximum of £750 plus VAT.

SERVICE CHARGE

A service charge will be payable in addition to the rent to cover a fair proportion of external repairs of the building and also the buildings insurance.

VIEWING

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

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

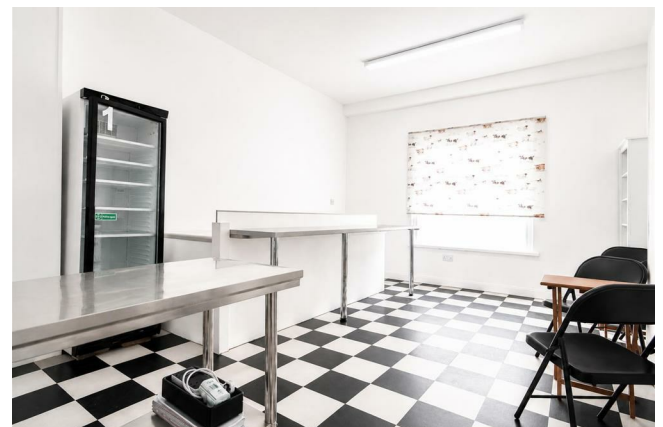


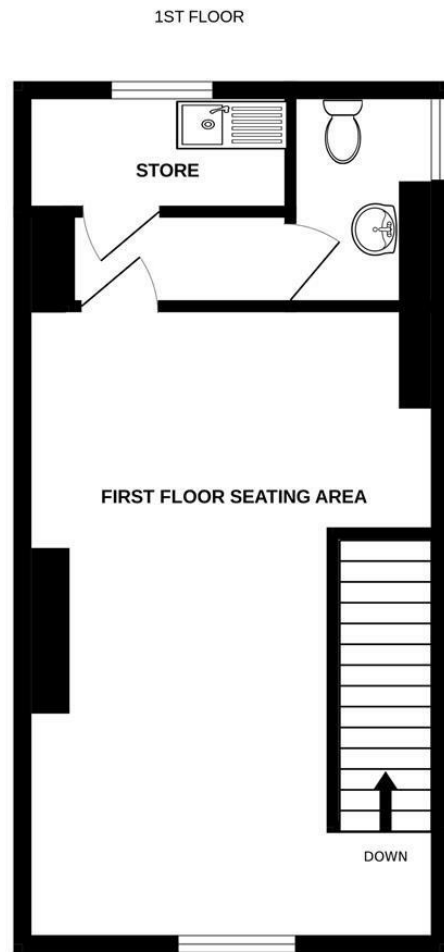
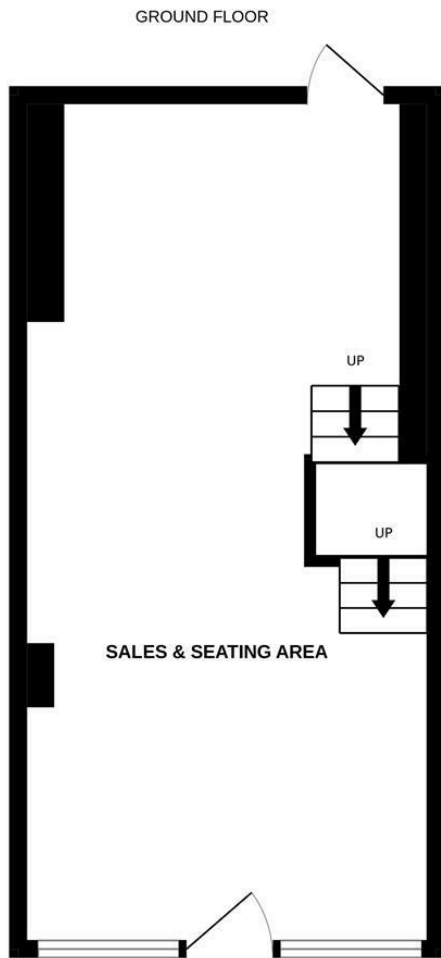
AGENT'S NOTE & DISCLAIMER

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

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 transaction is to be financed as well as identification from all prospective tenants. Tenants are asked to please assist with this so that there is no delay in agreeing a lease. The cost payable by the successful Tenant(s) for this is £12 (inclusive of VAT) per named applicant and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as let agreed until appropriate identification has been provided and all AML checks are completed.





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 52024

Call us on
01756 799163

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.

