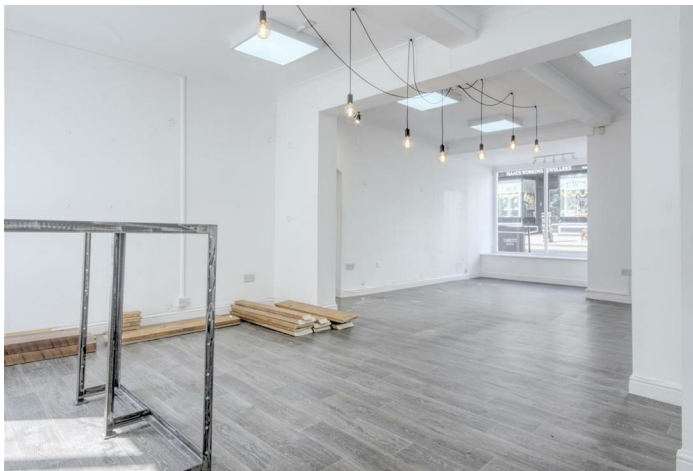




High Street Retail Unit (EPC Rating: D)

74 HIGH STREET, SKIPTON, BD23 1JJ

A very well presented retail unit with shop windows fronting both the High Street and Sheep Street in the very centre of Skipton. Close by retailers include Timpsons, WH Smith, Costa Coffee & The Works

£21,000 per annum

CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

LOCATION

Skipton has a busy town centre and is famous for its four days a week street market which was voted best market day out in Yorkshire by Yorkshire Post readers. Popular with tourists and day-trippers because of its Castle and local walks, it is also within 10 minute drive of the Yorkshire Dales National Park and the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds and Bradford and a daily service direct to London.

DESCRIPTION

Located in the very centre of the town the property comprises an open plan retail unit with frontages onto both the High Street and Sheep Street. At basement level there is a storage area, a WC and a kitchen. Nearby retailers include WH Smith, EE, The Works, Costa Coffee and Timpsons.

ACCOMMODATION

Ground Floor Sales 39.6 sq m (426 sq ft)
Basement Storage and Kitchen 10.2 sq m (110 sq ft)
WC

TERMS

The property is offered on a new 3 year lease or multiples thereof at rent of £21,000 per annum.

ENERGY PERFORMANCE

The property has an energy performance rating of D (96)

BUSINESS RATES

The property currently has a rateable value of £14,500 (2023 list). For more information on rates payable please contact North Yorkshire Council or visit <https://www.tax.service.gov.uk/>

VAT

The rent is not subject to VAT

LEGAL COSTS

The ingoing tenant will be responsible for our client's reasonable legal fees

SERVICE CHARGE

The ingoing tenant will be responsible for a fair proportion of the buildings insurance for the property, and will also contribute a fair proportion toward the external maintenance of the property by way of a service charge

VIEWINGS

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

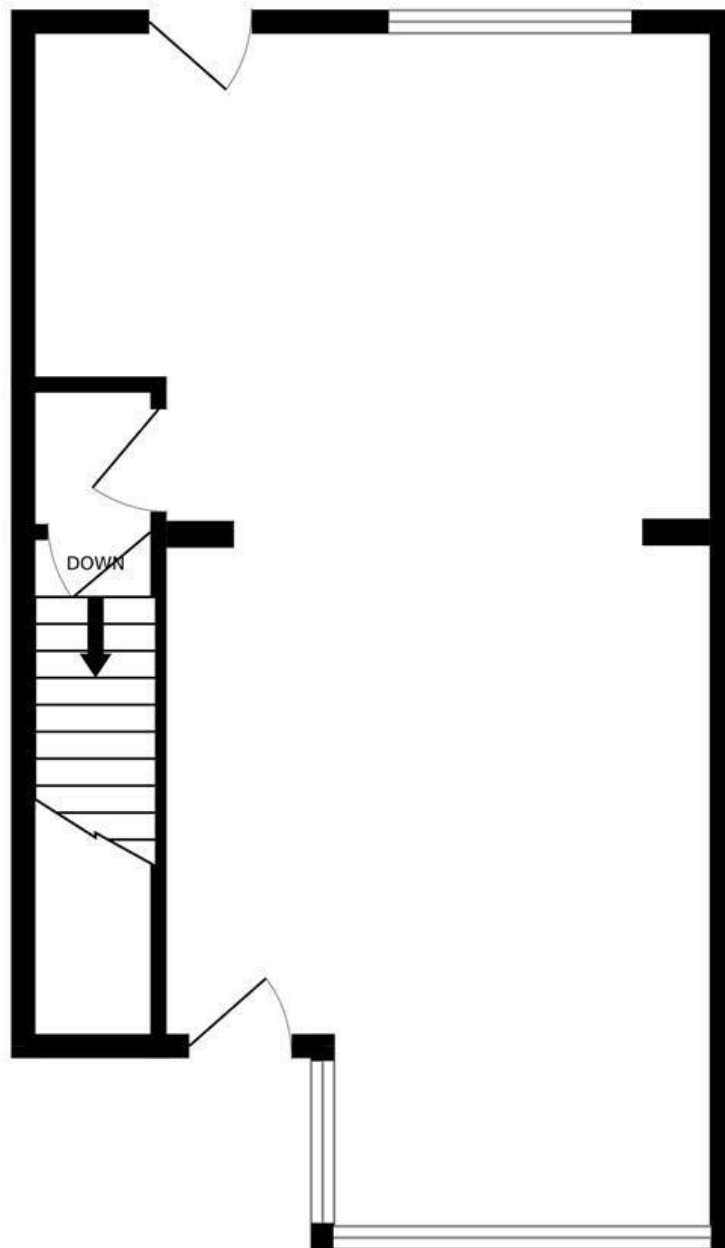
SERVICES

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

AGENTS NOTE AND 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.
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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.