



Retail (EPC Rating: D)

TO LET

PRIME RETAIL UNIT

51 HIGH STREET, SKIPTON, BD23 1DT

- Ground floor retail unit
- Located in a prime position on Skipton High Street
- Available by way of a new lease
- Approx 65 sq m (700 sq ft)

£23,500 per annum

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

Formerly part of Barclays Bank, 51 High Street is located in a very prominent position in the centre of Skipton. Close by retailers include H Samuel, Fatface and Althams Travel.

ACCOMODATION

The premises comprise a ground floor retail unit with the following approximate floor areas:
Ground Floor Sales & Ancillary 65.0 sqm (700 sqft)
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 a new effectively FRI lease for a minimum term of 5 years

RENT

£23,500 per annum

BUSINESS RATES

To be reassessed

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.

ENERGY PERFORMANCE RATING

The property has an EPC Rating of D (90)

VIEWING

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

VAT

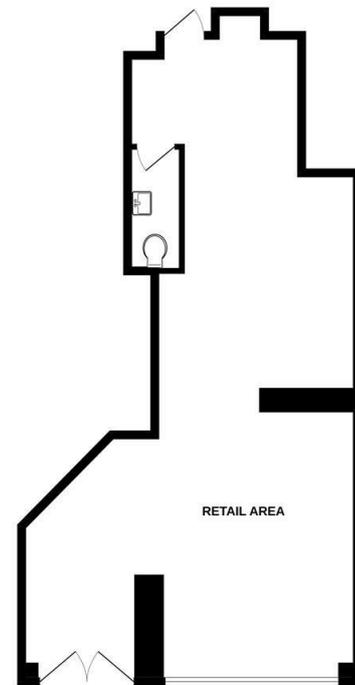
All figures are quoted exclusive of VAT

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 errors, omissions or misstatements. 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.