



Office (EPC Rating: D)

**FIRST FLOOR OFFICE - CRETE HOUSE, 27 NEWMARKET STREET, SKIPTON, BD23 2JE**

**£6,000 per annum**

  
**CARLINGJONES**  
ESTATE AGENTS & CHARTERED SURVEYORS

## LOCATION

Skipton has a busy town centre and is famous for its four days a week market on the High Street. 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.

## DESCRIPTION

27 Newmarket Street is a multi occupied building with offices and apartments located at first and second floor level. The office is located at first floor level and comprises one large room with kitchenette within a recess plus separate WC.

## ACCOMODATION

Office 17.0 sq m (183 sq ft)  
Kirchenette & Store 3.5 sq m (37 sq ft)

Total Area 20.5 sq m (220 sq ft)

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

## TERMS

The office is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a rent of £6,000 per annum.

## EPC

The property has an energy performance rating of D (99)

## BUSINESS RATES

The property has a rateable value of £4,500 (2023 list - information taken from [www.tax.service.gov.uk/business-rates-find/](http://www.tax.service.gov.uk/business-rates-find/)). The property may be eligible for full small business rates relief and 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.

## VAT

The rent, service charge and building insurance charge will be subject to VAT at the prevailing rate. All figures quoted are exclusive of VAT

## 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

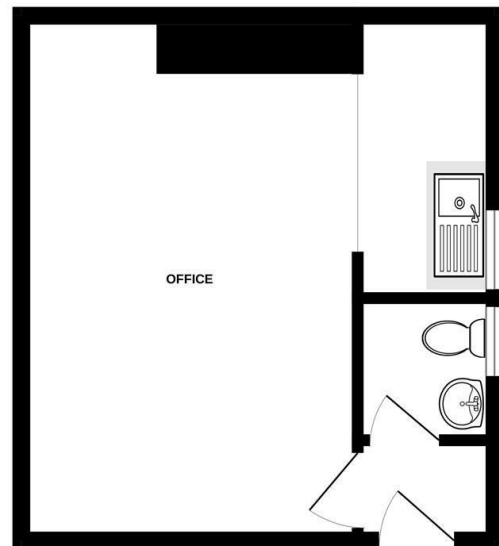
or installations in the property (including heating and hot water systems) and recommend that prospective purchasers and tenants arrange for a qualified person to check the relevant installations before entering into any commitment

## 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

## ESTATE AGENTS ACT 1979 DISCLOSURE

In accordance with the Estate Agent's Act 1979, Carling Jones ('The Company') are obliged to notify all interested parties that an employee of the Company is related to the owner of 27 Newmarket Street, Skipton



While 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 misstatement. 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 operating or efficiency can be given.  
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Call us on

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**<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.