



**OFFICE TO LET - 22.3 SQM (240 SQFT)**

**SUITE 5 CRAVEN HALL, SACKVILLE STREET,  
SKIPTON, BD23 2PB**

**£525 PCM**

**CARLING  
JONES**

## 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

First floor office suite accessed via a shared entrance door on Sackville Street. The suite comprises an entrance lobby area, with doors leading to two separate rooms with large windows overlooking Sackville Street. The office has the benefit of shared WC and kitchen facilities.

## ACCOMODATION

Office 1 15.5 sqm (167 sqft)

Office 2 6.8 sqm (73 sqft)

TOTAL 22.3 sqm (240 sqft)

Shared WC and kitchen facilities

## TERMS

The office suite is available by way of a new lease at a rent of £525 per calendar month inclusive of service charge and buildings insurance. Tenants will be required to pay for electricity consumed within the unit and also telephone/ broadband if required.

## VIEWING

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

## BUSINESS RATES

The property has a rateable value (2023 List) of £4,250. Small business rate relief may be available and interested parties are advised to make their own enquiries with Craven District Council.

Exempt

## ENERGY PERFORMANCE RATING

The property has an energy performance rating of E

## VAT

The rent, service charge and building insurance are currently not subject to VAT. All figures have been quoted exclusive of VAT

## LEGAL COSTS

The ingoing tenant will be required to contribute towards our clients legal costs, limited to £250.

## 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

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.

