



Retail (EPC Rating: B)

## UNIT 1 VICTORIA COURT, SKIPTON, BD23 1JE

Located in a characterful small mill conversion, this retail unit would suit a variety of uses and is only a 30 second walk from Skipton High Street. Available from June 2026.

£10,000 per annum

**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

Victoria Court is located in a prominent position in the centre of Skipton just a 30 second walk from the town's High Street. The property benefits from display windows onto two sides. Most recently the retail unit was occupied by a hair salon, however the property would be suitable for a range of retail uses.

## ACCOMODATION

The premises are arranged over the ground floor with the following approximate floor areas:

Ground Floor Sales & Ancillary 43.4 sqm (467 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 3 years

## RENT

£10,000 per annum

## BUSINESS RATES

The property currently has a rateable value of £10,000 (2026 list). 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 & INSURANCE

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

The property has an EPC rating of B (49)

## VIEWING

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

## SERVICES

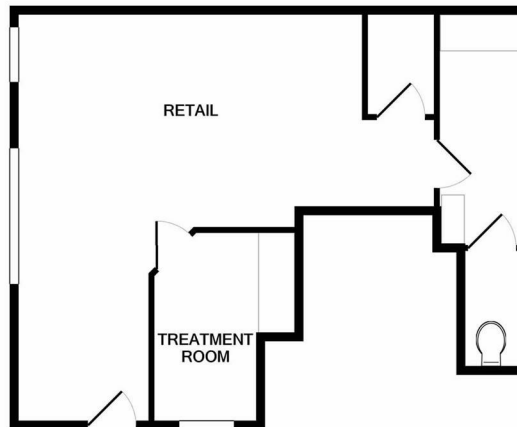
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

## AGENT'S NOTE & DISCLAIMER

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 AGENT'S 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 this property



Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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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.

