



Retail (EPC Rating: C)

**UNIT 1, NAVIGATION HOUSE BELMONT
BRIDGE, SKIPTON, BD23 1RL**

£12,000 per annum

**CARLING
JONES**

Ground floor retail unit located in a prominent position on Belmont Bridge/ Broughton Road only a 2 minute walk from Skipton High Street. The unit benefits from raised access floor to the rear section plus gas fired central heating and air conditioning to most rooms. On-site car parking spaces are also available by way of separate negotiation. EPC - C

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

Navigation House comprises a purpose built commercial property located only a 2 minute walk from Skipton High Street in a prominent position on Belmont Bridge overlooking the canal basin.

The self contained ground floor retail unit comprises an entrance door onto Broughton Road with two consulting rooms and then a large open plan area to the rear with kitchenette and separate male and female WCs. The space benefits from a suspended ceiling with air conditioning unit and raised access floor to the open plan area.

ACCOMODATION

Consulting Room 1 9.4 sqm (101 sqft)

Consulting Room 2 9.8 sqm (105 sqft)

Open plan area 79.4 sqm (855 sqft)

Kitchenette

Male and Female WCs

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

TERMS

The unit is available by way of a new FRI lease for a term of 5 years at a rent of £12,000 per annum with a rent review after year 2. An onsite car parking space is also available to let by way of separate negotiation.

BUSINESS RATES

The property currently has a rateable value of £12,250 (2023 list). Interested parties are advised to obtain more information by visiting 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.

CAR PARKING

On site car parking space is available by way of separate negotiation

ENERGY PERFORMANCE RATING

EPC Rating C (73)

VIEWING

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

VAT

Not applicable



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 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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