



Retail (EPC Rating: D)

35A SWADFORD STREET, SKIPTON, BD23 1QY

£14,000 per annum

  
**CARLING JONES**  
 ESTATE AGENTS & CHARTERED SURVEYORS

**A well presented self contained ground floor shop unit located in a prominent position on the edge of Skipton town centre, close to Sports Direct. Comprising a retail space, single office and kitchen/ WC to the rear.**

## **LOCATION**

Skipton has a busy town centre and is famous for its four days a week market which was voted 'market day out in Yorkshire' by Yorkshire Post readers. 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**

35a Swadford Street comprises a ground floor retail unit with a large shop front, with small private office at the rear and WC. The property benefits from gas central heating and a loading area to the rear accessed via a metal staircase.

## **ACCOMMODATION**

Retail Area  
Private Office  
WC

The approximate total internal area for the unit is 57 sq m (613 sq ft) - measurements taken from the VOA website.

## **TERMS**

The retail unit is available by way of a new lease for a term to be agreed on effectively fully repairing and insuring terms.

## **VIEWING**

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

## **RATES**

The property currently has a rateable value of £13,250 (2023 list). The property may be eligible for small business rates relief and interested parties are advised to obtain more information by visiting <https://www.tax.service.gov.uk/business-rates-find> or calling North Yorkshire Council.

## **VAT**

All figures quoted are exclusive of VAT

## **ENERGY PERFORMANCE**

The unit has an energy performance rating of D (87)

## **LEGAL COSTS**

The ingoing tenant will be required to contribute £500 plus VAT towards the landlords costs of preparing a new lease.

## **SERVICE CHARGE**

The new tenant will be required to contribute a fair proportion towards the maintenance costs of the building. The tenant will also be required to contribute a fair proportion toward the cost of the building insurance.

## **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

Call us on  
**01756 799163**

**[sales@carlingjones.co.uk](mailto: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.