



Retail (EPC Rating: D)

7 COURT LANE, SKIPTON, BD23 1DD

£10,500 per annum

  
**CARLING JONES**  
ESTATE AGENTS & CHARTERED SURVEYORS

**Located close to the centre of Skipton this retail unit was most recently used as a restaurant and also a cafe and offers potential for a variety of other uses**

#### **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**

Situated only a short walk from Skipton High Street and located close to the rear entrance of Craven Court Shopping Centre and the town's main shoppers car park, the retail unit has recently been used as both a restaurant and a cafe and comprises a kitchen and serving area on the ground floor with a seating area and male and female toilets at first floor level..

#### **ACCOMODATION**

Ground Floor Sales and Kitchen 28.0 sq m (300 sq ft)  
First Floor Seating Area 13.3 sq m (143 sq ft)  
Male and Femals WCs

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

#### **RENT**

The property is offered by way of a new FRI lease at a rent of £10,500 per annum.

#### **VIEWING**

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

#### **BUSINESS RATES**

Business Rates: The property has a rateable value (2023 List) of £5,400. Small business rate relief may be available and interested parties are advised to make their own enquiries with Craven District Council.

#### **EPC RATING**

The property has an EPC Rating of D (90)

#### **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**

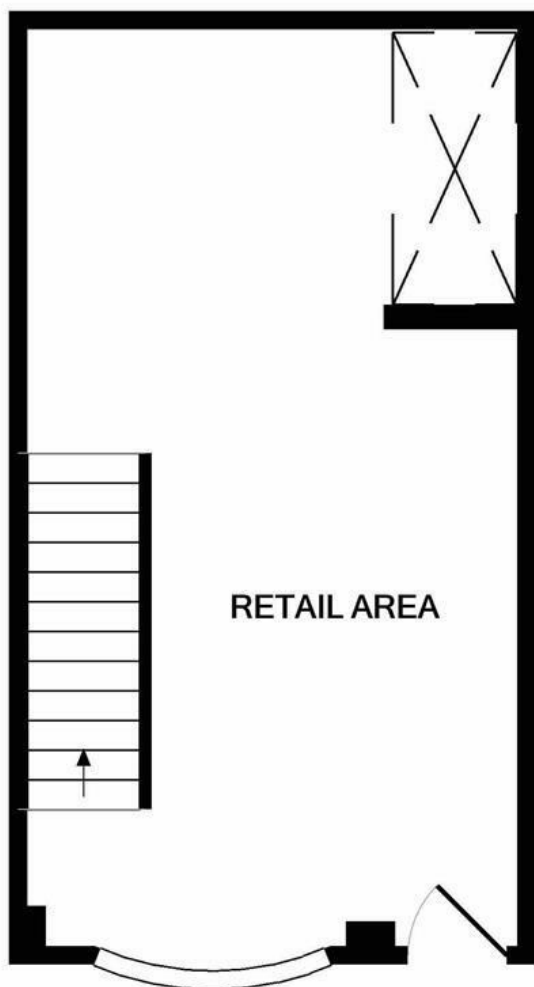
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

#### **ANTI MONEY LAUNDERING REGULATIONS**

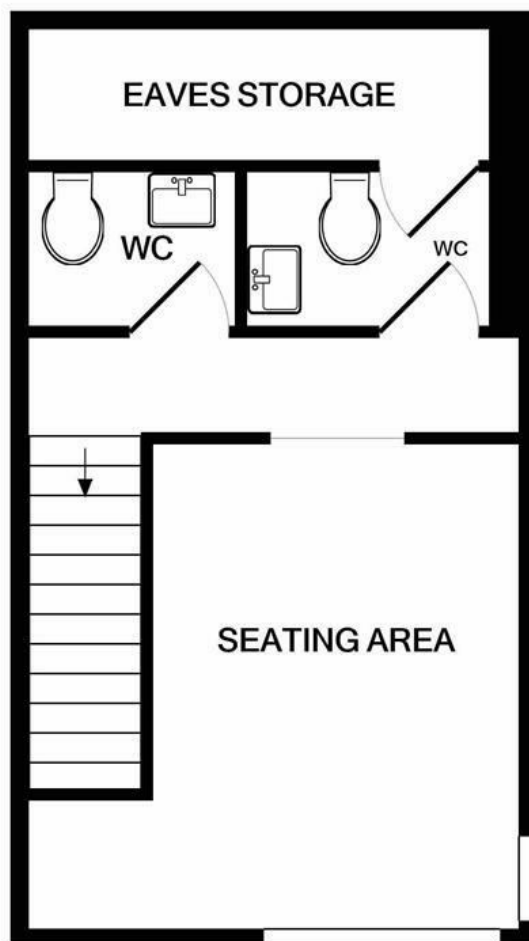
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective tenants. Tenants are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful tenant(s) for this is £12 (inclusive of VAT) per named tenant and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as under offer until appropriate identification has been provided and all AML checks are completed.







GROUND FLOOR



1ST FLOOR

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  
Made with Metropix ©2022

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.