



Retail (EPC Rating:)

6 CENTRAL BUILDINGS, KEIGHLEY ROAD,
SKIPTON, BD23 2NS

£15,500 per annum


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

Located in a prominent position on Keighley Road close to Skipton High Street, this retail unit also has a first floor area providing an office and storage area. Available by way of assignment.

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 other local retailers including Morrisons Local, Sue Ryder and Yorkshire Building Society. The property has most recently been used as a gift retailer but offers potential for many different types of retail use. The unit comprises ground floor sales and at first floor level provides an office, storage and WC.

Ground Floor Sales 31.7 sq m (341 sq ft)

First Floor Offices/ Stores 26.9 sq m (289 sq ft)

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

TERMS

The property is available by way of an assignment on an effectively FRI lease for a rent of £15,500 per annum ending July 2027. Alternatively the landlord may consider a new lease for a minimum term of 3 years.

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 £8,700 (www.gov.uk). Interested parties are advised to make their own enquiries with North Yorkshire Council.

ENERGY PERFORMANCE

The property has an energy performance rating of D (96)

VAT

The rent, service charge and buildings insurance are currently not subject to VAT

LEGAL COSTS

The incoming tenant will be required to make a contribution towards the landlords costs of preparing the lease up to a maximum of £500 plus VAT.

SERVICE CHARGE

A service charge will be payable in addition to the rent to cover a fair proportion of external repairs of the building and also the buildings insurance.

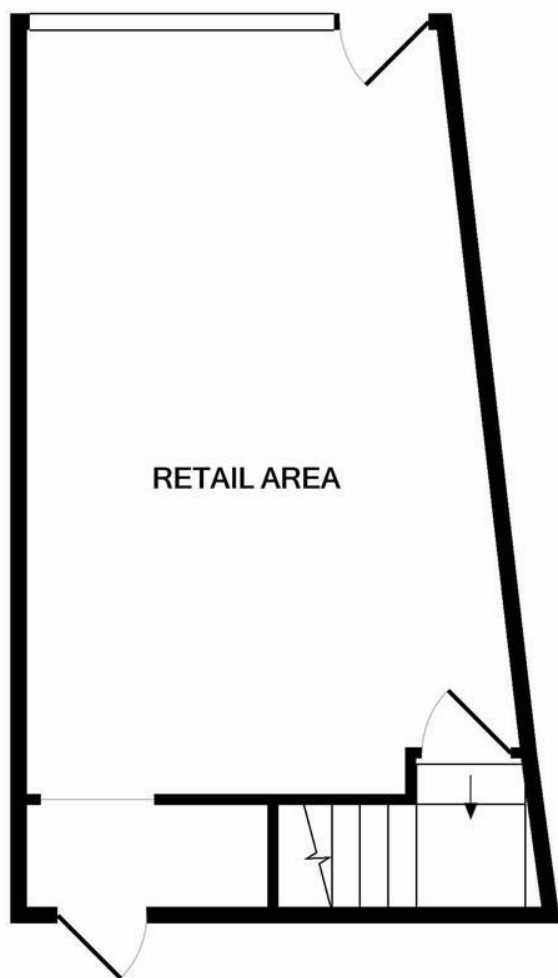
SERVICES

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

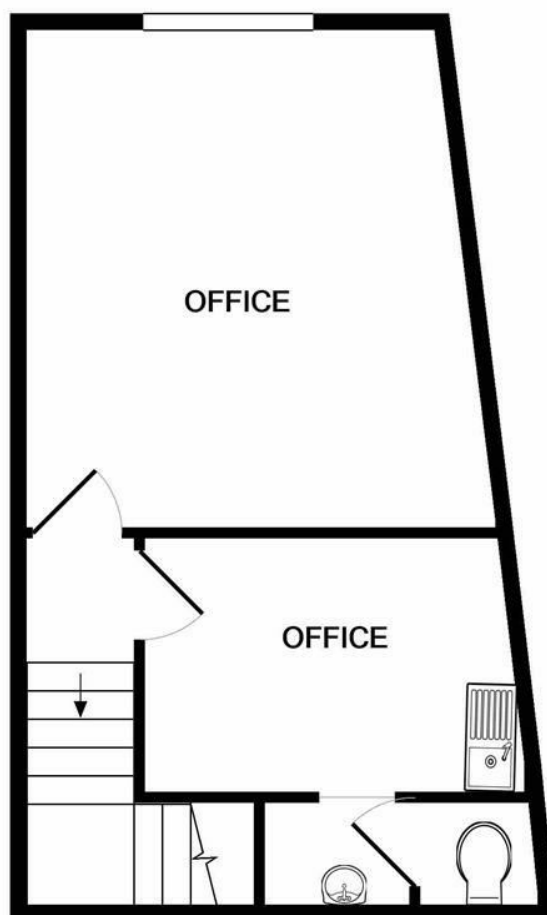
AGENT'S NOTE & DISCLAIMER

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





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.
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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.