



Retail (EPC Rating: C)

34 SHEEP STREET, SKIPTON, BD23 1HX

£22,500 per annum


CARLING JONES
 ESTATE AGENTS & CHARTERED SURVEYORS

A prominent retail unit located in a prime position in the centre of Skipton and overlooking the town's main High Street. Close by retailers include Cafe Nero, Market Cross Jewellers, Holland & Barrett and Clarks.

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

34 Sheep Street is located in a prominent position in the centre of Skipton, overlooking the town's main High Street. Close by retailers include Cafe Nero, Market Cross Jewellers, Holland & Barrett and Clarks.

ACCOMMODATION

The premises comprise a ground floor retail unit with potential for additional sales at first floor level. Storage at second floor level and basement.

Ground Floor Sales 27.1 sq m (292 sq ft)
First Floor Sales/ Storage 35.3 sq m (380 sqft)
Second Floor Storage 29.5 sq m (317 sq ft)
Basement 8.1 sq m (87 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 a new FRI lease for a minimum term of 5 years

RENT

£22,500 per annum

BUSINESS RATES

The property currently has a rateable value of £16,500 (2023 list - information taken from <https://www.tax.service.gov.uk/business-rates-find/valuations/start/112531105>). Interested parties are advised to obtain more information by visiting www.voa.gov.uk or calling North Yorkshire Council.

ENERGY PERFORMANCE RATING

The property has an energy performance rating of C (65)

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





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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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.