



Retail Unit To Let (EPC Rating: B)

7 NEWMARKET STREET, SKIPTON, BD23 2HX

£9,500 PA


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

Retail unit available to let by way of a new lease, located less than 100 yards from Skipton High Street in a prominent position.

EPC Rating D

LOCATION

The historic tourist town of Skipton provides comprehensive shopping and leisure facilities including an award winning market on the High Street four days per week. Within 10 minutes drive of the Yorkshire Dales National Park, the town is close to the popular holiday destinations of Malham, Grassington and Bolton Abbey.

DESCRIPTION

Located in a prominent position on Newmarket Street, only 100 yards from Skipton High Street, the property comprises a lock up ground floor shop with ancillary basement suitable for a variety of retail uses.

ACCOMODATION

Ground Floor Sales - 280 SQ FT (26 SQ M)

WC

Basement - 142 SQ FT (13.2 SQ M) Restricted headroom
Measured in accordance with the RICS Code of Measuring Practice (6th Edition). All measurements are approximate.

TERMS

The property is available for £9,500 per annum by way of a new lease for a minimum of three years or multiples thereof on an effectively FRI basis.

BUSINESS RATES

The property has a rateable value is £6,800 (2023 List). The property may be eligible for small business rates relief and interested parties are advised to make further enquiries with Craven District Council. Information taken from www.gov.uk/find-business-rates.

VAT

Value added tax will not be charged on the rent payable.

LEGAL COSTS

The incoming tenant will be responsible for a contribution

towards the Landlords reasonable legal costs up to the sum of £500 +VAT

SERVICE CHARGE

A service charge will be payable as a contribution to the maintenance of the shared areas of the building. The ingoing tenant will also be required to contribute towards the cost of buildings insurance.

ENERGY PERFORMANCE

The property has an EPC rating of B (82)

VIEWING

Strictly by appointment through Carling Jones - contact a member of the team 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

ESTATE AGENTS ACT 1979 DISCLOSURE

In accordance with the Estate Agent's Act 1979, Carling Jones ('The Company') are obliged to notify all interested parties an employee of the Company is related to the owner of 7 Newmarket Street, Skipton.

Call us on

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<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.