



Retail Unit/ Cafe Premises (EPC Rating:)

78 HIGH STREET, SKIPTON, BD23 1JJ

£22,000 per annum

**CARLING
JONES**

Located in the very centre of the town the property comprises an open plan retail unit with frontages onto both the High Street and Sheep Street. With additional sales or seating area at first floor level and storage at second floor and basement levels. Nearby retailers include T G Jones, EE, The Works, Costa Coffee and Timpsons.

LOCATION

Skipton has a busy town centre and is famous for its four days a week street market which was voted best 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. The town's railway station has regular services to Leeds and Bradford and a daily service direct to London.

DESCRIPTION

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ACCOMMODATION

Ground Floor Sales 23.84 sq m (257 sq ft)

First Floor Sales/ Seating Area 21.55 sq m (232 sq ft)

Second Floor Storage 4.65 sq m (50 sq ft)

Second Floor Kitchen 11.79 sq m (127 sq ft)

WC

Basement Storage 9.60 sq m (103 sq ft)

TERMS

The property is offered by way of a new lease for a term to be agreed at a rent of £22,000 per annum.

ENERGY PERFORMANCE

The property has an energy performance rating of B (46)

BUSINESS RATES

The property currently has a rateable value of £12,000 (2023 list). For more information on rates payable please contact North Yorkshire Council or visit <https://www.tax.service.gov.uk/>

VAT

The rent is not subject to VAT

HOLDING DEPOSIT

Prior to instructing solicitors to prepare the lease the successful applicant will be required to pay a non-refundable holding deposit of £500.

SERVICE CHARGE

The ingoing tenant will be responsible for a fair proportion of the buildings insurance for the property (currently £573.51 per annum), and will also pay a fixed service charge (£79 per month) toward the maintenance of the structure of the property

VIEWINGS

Strictly by appointment through the 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

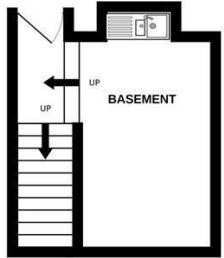
AGENTS NOTE AND DISCLAIMER

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.



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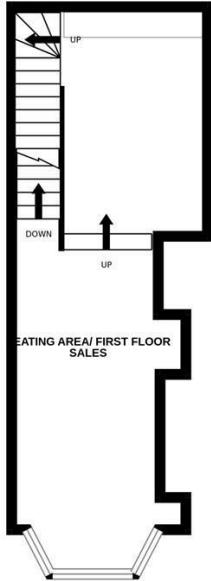
BASEMENT



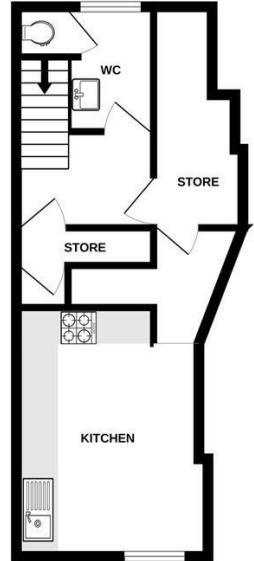
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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.