



Retail

**UNIT 11 CRAVEN COURT, HIGH STREET,
SKIPTON, BD23 1DG**

£25,000 per annum

**CARLING
JONES**

Retail unit located in the beautiful Craven Court Shopping Centre situated adjacent to Skipton's popular High Street. Available by way of a new lease and offering potential for a variety of retail uses.

LOCATION

Skipton has a busy town centre and is famous for its four days a week market which was voted '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. Craven Court comprises an exclusive shopping centre of 28 stores situated just off Skipton's High Street, with current occupiers including H. Samuel, Joules, Crew Clothing and Bodycare as well as local jewellers, gift shops and cafes.

ACCOMODATION

Unit 11 in Craven Court comprises a ground floor retail unit. Internal floor areas:

Ground Floor Sales

Office

Store

Staff Kitchen

WC

Total Gross Internal area 190 sq m (2,045 sq ft)

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

TERMS

The retail unit is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed.

ENERGY PERFORMANCE RATING

The property has an energy performance rating of B (43)

BUSINESS RATES

The property currently has a rateable value of £27,750 (2023 list - information taken from <https://www.tax.service.gov.uk/business-rates-find/valuations/start/137652105>). The property may be eligible for full small business rates relief and interested parties are advised to obtain more information by visiting www.voa.gov.uk or calling North Yorkshire Council.

VAT

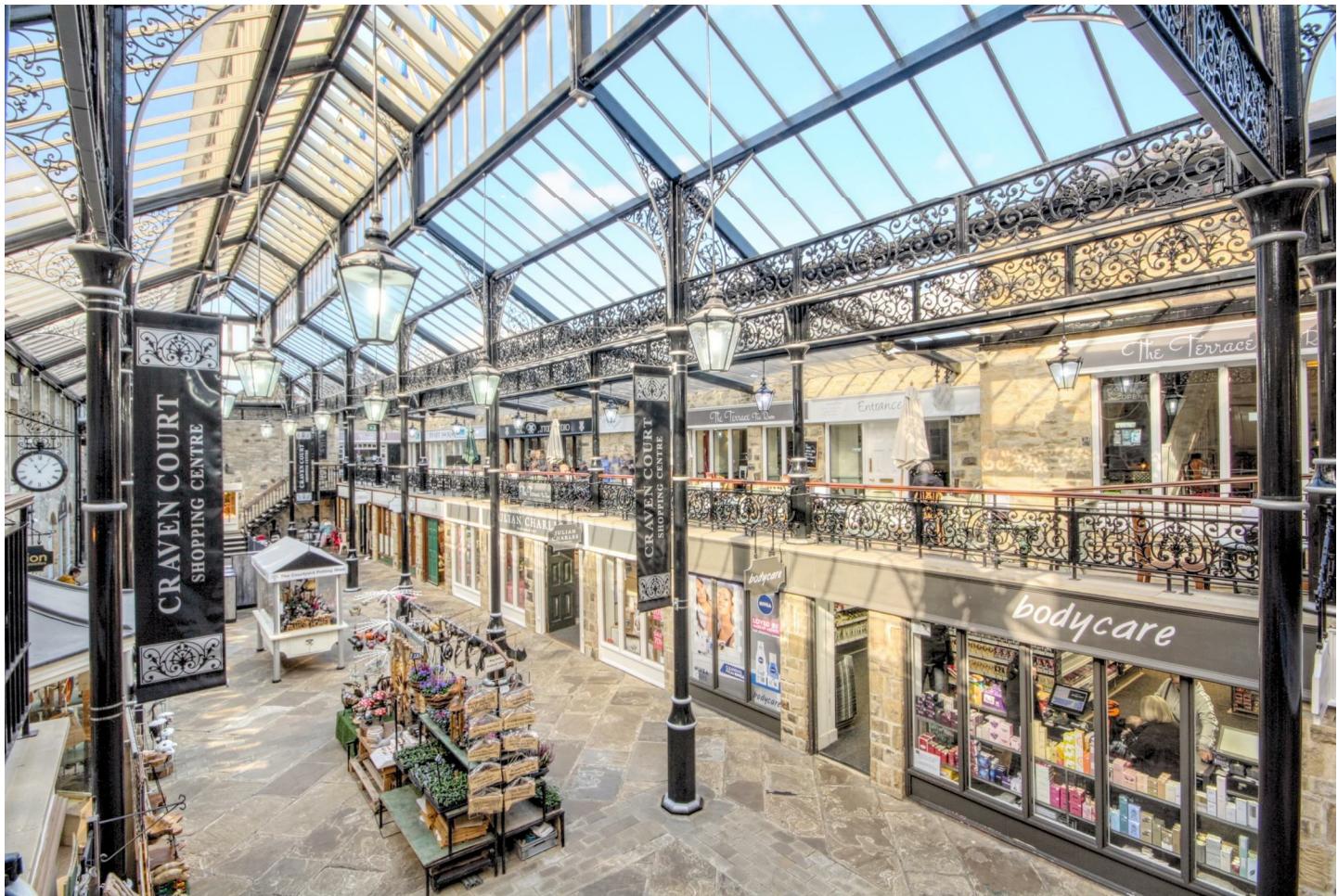
The rent, service charge and building insurance charge will be subject to VAT at the prevailing rate. All figures quoted are exclusive of VAT

SERVICE CHARGE

The new tenant will be required to pay a fair proportion towards buildings insurance and also a service charge as a contribution towards the running and maintenance of the common areas. A full service charge pack is available upon request.

VIEWING

Strictly by appointment through the agents Carling



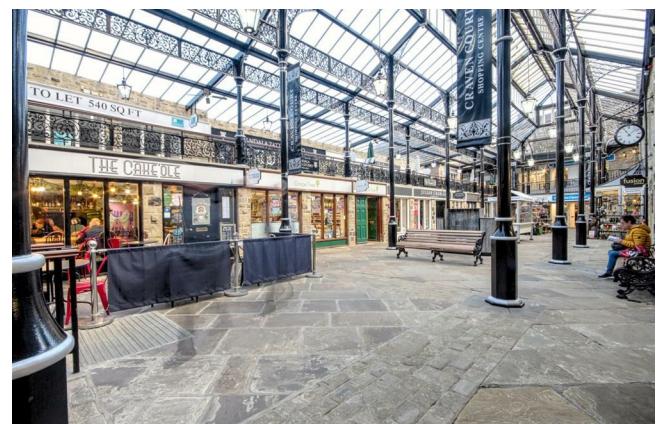
Jones - contact a member of the team at the Skipton Office on 01756 799163

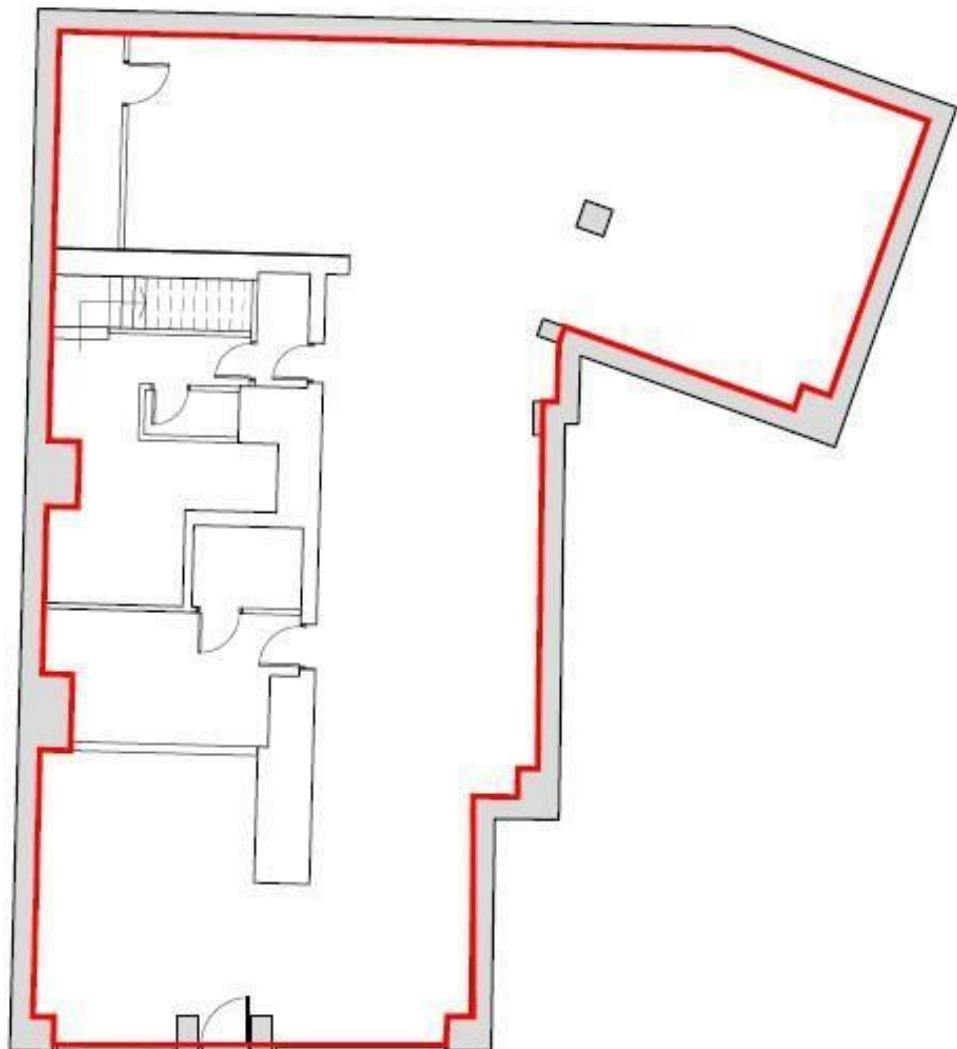
SERVICES

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 and tenants 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





UNIT 11 - GF - GIA

190.0 sq.m.

2045 sq.ft.

GROUND FLOOR

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.