



TO LET RETAIL UNIT

514 Sq Ft (47.75 Sq M)

◆ Popular location ◆ Prominent position ◆ Potential for a variety of uses (STP)



Unit 5 The Courtyard, A65
Settle, BD24 9JY

LOCATION

Settle is a bustling, historic Yorkshire Dales market town at the gateway to Upper Ribblesdale and is full of quality independent shops, cafés, inns and restaurants and is home to the world famous Settle-Carlisle Railway. The property is very prominently located 1.6 miles to the south of the lovely of Settle and 2 miles south of the popular village of Giggleswick.

DESCRIPTION

The subject unit is part of a 2 storey stone built, former barn that has recently been converted into a retail complex. The property is divided into multiple single and multi-storey units. This unit is a stand-alone, single storey premises that sits to the south west corner of the development. It lends itself ideally to several uses such as a florists, gift shop etc.

ACCOMMODATION

The property has an approximate net internal floor area of 514sq ft.

RATES

Shop and Premises

Rateable Value:	£10,000
Rates Payable (2019/2020):	0



TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rental of £10,000 per annum exclusive of business rates, utility costs, insurance, and all other outgoings.

EPC

The property has an Energy Performance Asset rating of B40. Further information is available.

VAT

The property is elected for VAT purposes.

PLANNING

The unit currently benefits from A1 planning consent. Interested parties are to make further enquiries with the local authorities.

For viewing arrangements or to obtain further information please contact:

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