



RENT:

£24,000 pa

- Substantial double retail unit
- Suitable for a Variety of Uses (subject to consents)
- May Split
- Sales Area 1,191 sqft (101.4 sqm)

35-35A Swadford Street, Skipton, BD23 1QY

Dacres Commercial, 32 Sheep Street, Skipton,
BD23 1HS

Email: skiptoncomm@dacres.co.uk

dacres.co.uk   

Location

The premises are situated in a prominent location fronting Swadford Street, one of the main arterial routes into Skipton town centre. The premises are to be found a short distance from the foot of the High Street amongst a range of local and national retailers including Sports Direct, Boyes, The Post Office and Bizzie Lizzies Fish & Chip Shop. The property enjoys a high volume of pedestrian and vehicular traffic, with Swadford Street leading to Craven Council's head office, Morrison's Supermarket and Skipton Railway Station.

Description

The property presently comprises two units which have been combined to provide a substantial retail space. Each of the sales areas are set behind substantial timber framed frontages which incorporate return display areas. To the rear of the building are staff WC and kitchen facilities, plus a useful rear door for goods loading.

The property lends itself to a variety of uses, subject to appropriate planning consents.

Accommodation

The accommodation is measured in accordance with the Royal Institution of Chartered Surveyors Property Measurement 1st Edition (2015) on a net internal floor area basis to provide the following measurements:

	Sqm	Sqft
35 Swadford Street	51.4	553
35A Swadford Street	50	538

Business Rates

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2017 list:

Rateable Value : £17,500
Standard Non Domestic Multiplier 2018/18: 48.0p

N.B. The rateable value is not the sum payable. The Non Domestic Business Multiplier should be applied after which small business relief and transitional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

Terms

The premises are available for a term of years to be agreed at a commencing rent of £24,000 per annum, exclusive of VAT. The lease will be on effective full repairing and insuring terms, the tenant is to pay a service charge towards upkeep of the building.

Legal Costs

Each party to the transaction will be responsible for their own legal costs incurred



VIEWING / FURTHER INFORMATION

Call 01756 701010
Ref: Mark Williams



Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** June 2018