

# PRIME SHOP TO LET

## 40 HIGH STREET SKIPTON BD23 1JX

### LOCATION

The property occupies a prime location within this popular market town, known as "The Gateway to the Dales".

The shop is close to many multiple retailers including Trespass, Tog 24, Boots and Greggs.

### DESCRIPTION

A well configured ground floor shop with staff and storage accommodation to the first floor.

### ACCOMMODATION

The unit has the following approximate dimensions and areas:-

Gross Frontage	8.90m	29'2"
Internal Width	8.17m	26'10"
Shop Depth	37.30m	112'4"
GF Sales	269.50 sq.m.	2,901 sq.ft.
FF	78.96 sq.m.	850 sq.ft.

### LEASE

The property is to let for a term of years to be negotiated, subject to five yearly rent reviews, on a full repairing and insuring basis.

### RENTAL

Offers in the region of £78,500 per annum exclusive.



### RATES

We understand the property is assessed as follows:-

<b>Rateable Value</b>	£59,000
<b>Approx. Rates Payable</b>	£29,750

### ENERGY PERFORMANCE CERTIFICATE

The property is awaiting assessment.

### LEGAL COSTS

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

### VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

### VIEWING

By appointment with the joint agents:-

#### Brackenridge Hanson Tate

Tel: 0113 244 9020  
Ref: Robin Hanson  
Email: [robin@bht.uk.com](mailto:robin@bht.uk.com)

or

#### Behrens Sharp

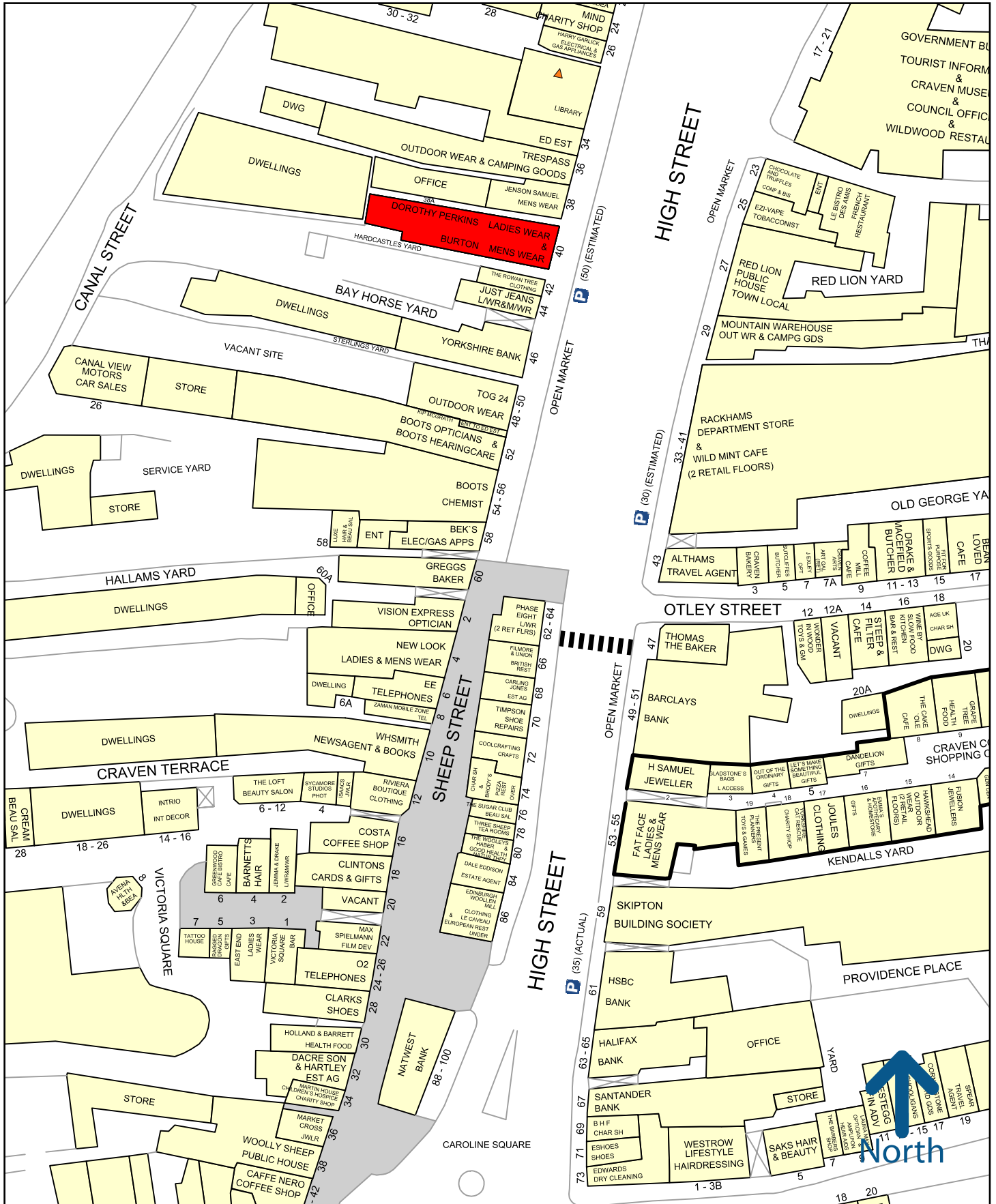
Tel: 020 7801 1313  
Ref: Richard Sharp  
Email: [info@behrens-sharp.com](mailto:info@behrens-sharp.com)

**Subject to Contract**

**Prepared: 19<sup>th</sup> June 2019**

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50 metres

Experian Goad Plan Created: 19/06/2019  
Created By: Brackenridge Hanson Tate

