



## TO LET

# PROMINENT RETAIL UNIT

426 Sq Ft (39.58 Sq M)

- ◆ Popular high street location
- ◆ Busy shopping destination
- ◆ Thriving market town
- ◆ Suitable for a number of uses (STP)



74, High Street  
Skipton, BD23 1JJ

## LOCATION

The building is located fronting on to the High Street in Skipton. This street remains a popular retail pitch serving the local community. Nearby occupiers include Greggs, Costa, Vision Express, NatWest and Linley & Simpson. There are also a number of independent retailers locally of which we believe this unit is more suited to.

## DESCRIPTION

The property comprises an attractive stone built, mid-terrace retail property set within a busy high street parade. The property offers a ground and basement layout with the added benefit of rear retail access off Sheep Street. The basement comprises a storage area with WC and separate kitchen.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following Net Internal Areas:

Ground Floor: 426 sq ft

## RATES

Shop and Premises

Rateable Value:	£22,250
Rates Payable (2020/2021):	£11,102.75

For viewing arrangements or to obtain further information please contact:

**Pete Bradbury**

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**Max Vause**

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## TERMS

The unit is available on a new effectively full repairing and insuring lease at an \*INITIAL YEAR ONE ASKING RENT OF £18,500 PER ANNUM\* exclusive of rates, services, service charge, insurance and any other outgoings.

## EPC

An Energy Performance assessment has been commissioned, further information can be given upon request.

## VAT

The property is NOT elected for VAT.

## PLANNING

The property currently benefits from the new E Class planning consent. Interested parties are advised to check with the Local Authority.

### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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