

PRIME SHOP TO LET

40 HIGH STREET SKIPTON

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:-

Rateable Value	£73,500
Approx. Rates Payable	£35,427

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

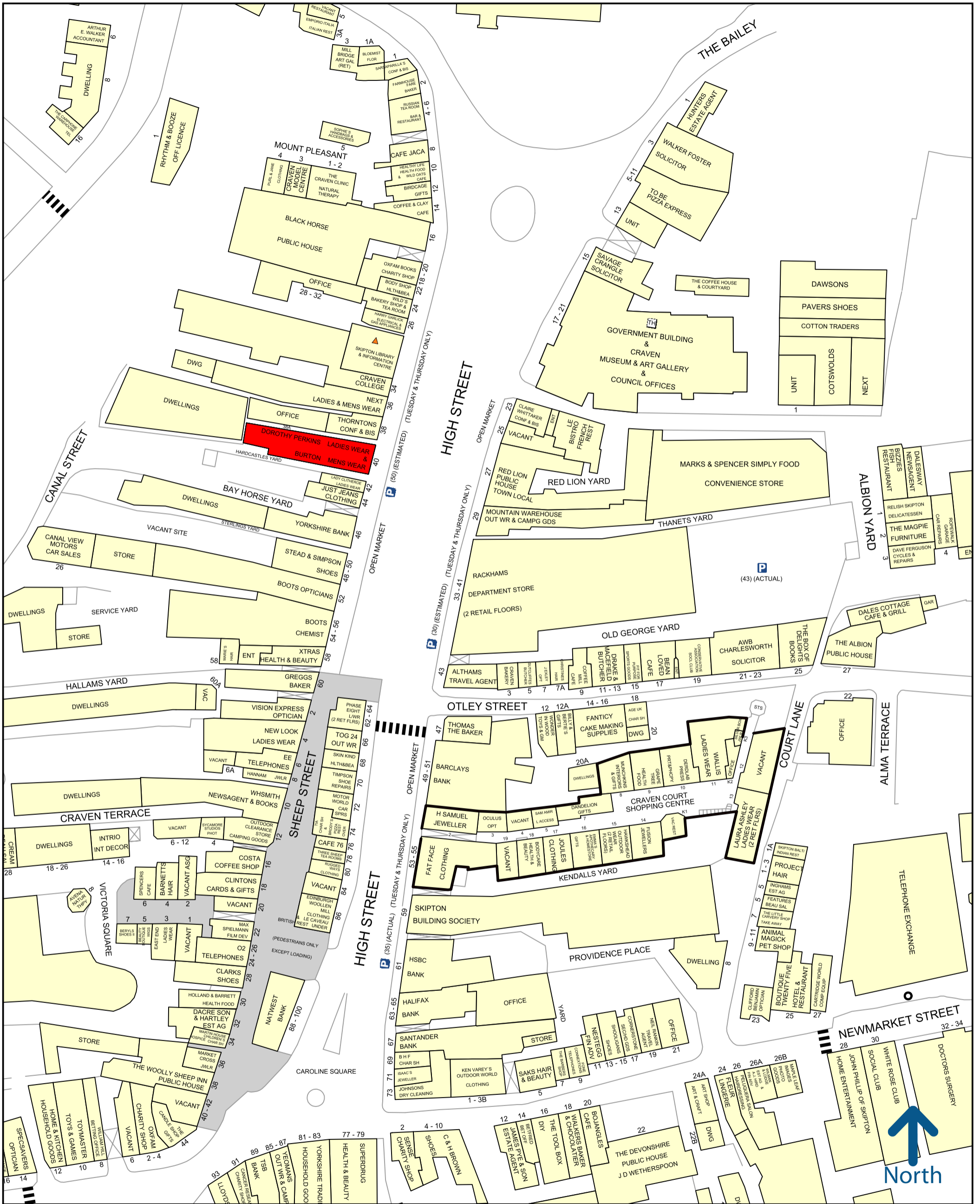
or

Behrens Sharp

Tel: 0207 801 131
Ref: Richard Sharp
Email: info@behrens-sharp.com

Subject to Contract

Prepared: 24th December 2014



50 metres

Experian Goad Plan Created: 06/01/2015

Created By: Brackenridge Hanson Tate

For more information on our products and services:

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