



## TO LET

# **TOWN CENTRE RETAIL UNIT**

852 Sq Ft (79.15 Sq M)

◆ Prominent corner location ◆ Suitable for variety of uses (STP) ◆ Popular tourist location





#### **LOCATION**

The premises are situated on Swadford Street in the centre of Skipton, in an excellent retailing location just off the High Street and close to the town centre Bus Station.

#### **DESCRIPTION**

The premises comprise a corner unit in an attractive stone fronted terrace and include a well appointed ground floor sales shop. The unit enjoys the benefit of an attractive double entrance with display glazing, as well as window frontage to the splay and side elevations.

#### **ACCOMMODATION**

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides an approximate Net Internal floor area of 852 sq ft.

#### **RATES**

Shop and Premises

Rateable Value:	£24,000
Rates Payable (2019/2020):	£11,544

For viewing arrangements or to obtain further information please contact:

#### **Pete Bradbury**

petebradbury@cartertowler.co.uk

#### **Max Vause**

maxvause@cartertowler.co.uk



#### **TERMS**

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed at a commencing rent of £22,500 per annum exclusive of rates, VAT, services, service charge, insurance and any other outgoings.

#### **EPC**

The unit has an Energy Performance Asset rating of D. Further information is available.

#### **VAT**

The property is elected for VAT.

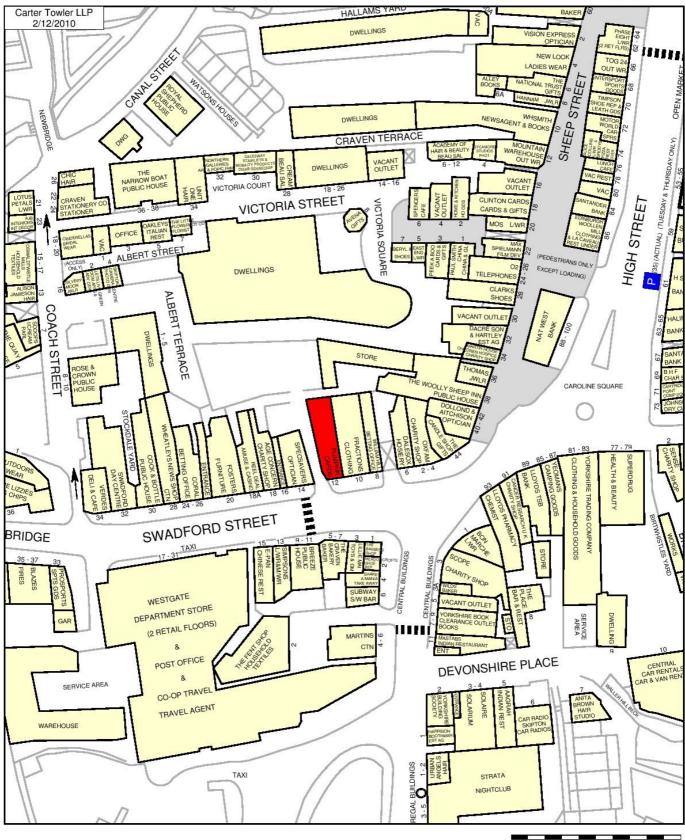
#### **PLANNING**

The unit has an A1 planning use class.



### Skipton







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