



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



12 Swadford Street
Skipton, BD23 1RD

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

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Max Vause

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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.

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