

TO LET

Unit 3
Craven Court Shopping Centre
Skipton
BD23 1DG



Location

Skipton is a thriving market town, popular with shoppers and tourists alike. Recently voted "best place to live". Skipton is considered the gateway town to the Yorkshire Dales. Skipton has a very strong retail offer, with award winning High Street being home to a number of household names including Next and Marks & Spencer.

Located in the heart of Skipton's vibrant retail core, Craven Court provides a unique shopping experience in an attractive period building. The centre has a complementary mix of national and independent retailers including Fat Face, Laura Ashley, Joules and Bodycare.

Unit 3 occupies a prominent position adjacent H Samuel and opposite Joules.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	275	25.6
First Floor	255	23.7

Rent

The unit is available at a commencing rent of £12,500 per annum exclusive.

Tenure

The unit is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

Business Rates

The unit has a rateable value assessment of £8,500 for the current year.

The premises should benefit from a small business rate relief. Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The Tenant will be liable for services charge and insurance costs.

EPC

Energy Performance Asset Rating - Available on Request

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared July 2019

Viewing Strictly through the joint letting agents.

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