



## TO LET RETAIL UNIT

514 Sq Ft (47.75 Sq M)

◆ Popular location ◆ Prominent position ◆ Potential for a variety of uses (STP)



Unit 5 The Courtyard, A65  
Settle, BD24 9JY

## LOCATION

Settle is a bustling, historic Yorkshire Dales market town at the gateway to Upper Ribblesdale and is full of quality independent shops, cafés, inns and restaurants and is home to the world famous Settle-Carlisle Railway. The property is very prominently located 1.6 miles to the south of the lovely of Settle and 2 miles south of the popular village of Giggleswick.

## DESCRIPTION

The subject unit is part of a 2 storey stone built, former barn that has recently been converted into a retail complex. The property is divided into multiple single and multi-storey units. This unit is a stand-alone, single storey premises that sits to the south west corner of the development. It lends itself ideally to several uses such as a florists, gift shop etc.

## ACCOMMODATION

The property has an approximate net internal floor area of 514sq ft.

## RATES

Shop and Premises

Rateable Value:	£10,000
Rates Payable (2019/2020):	0



## TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rental of £10,000 per annum exclusive of business rates, utility costs, insurance, and all other outgoings.

## EPC

The property has an Energy Performance Asset rating of B40. Further information is available.

## VAT

The property is elected for VAT purposes.

## PLANNING

The unit currently benefits from A1 planning consent. Interested parties are to make further enquiries with the local authorities.

For viewing arrangements or to obtain further information please contact:

**Max Vause**  
maxvause@cartertowler.co.uk

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