

PROMINENT SHOP TO LET



UNIT A, CANAL WALK, SKIPTON, BD23 2NS

LOCATION

The prosperous market town of Skipton is known as the "Gateway to the Dales" and was recently judged the best place to live in Britain by the Sunday Times. The town has a wealthy catchment area of some 78,000 persons and has a thriving tourist business throughout the year.

SITUATION

The property has a prominent location at the entrance to The Canal Walk Shopping Centre, adjacent to Boyes Department Store, Sports Direct, Poundland and Job Centre Plus.

The shop is directly opposite the town's bus station and one of the major car parks.

The unit is indicated on the attached street traders plan.

DESCRIPTION

A ground floor shop with excellent frontage and staff facilities.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Sales	178.8 sq.m.	1,924 sq.ft.
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LEASE TERMS

The property is available on an effective full repairing and insuring lease for a term of years to be agreed.

RENTAL

Offers in the region of **£25,000 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value £18,750

We understand that no rates are payable until 1st April 2021 and possibly beyond, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

Tel: 0113 244 9020 / www.bht.uk.com

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (80). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

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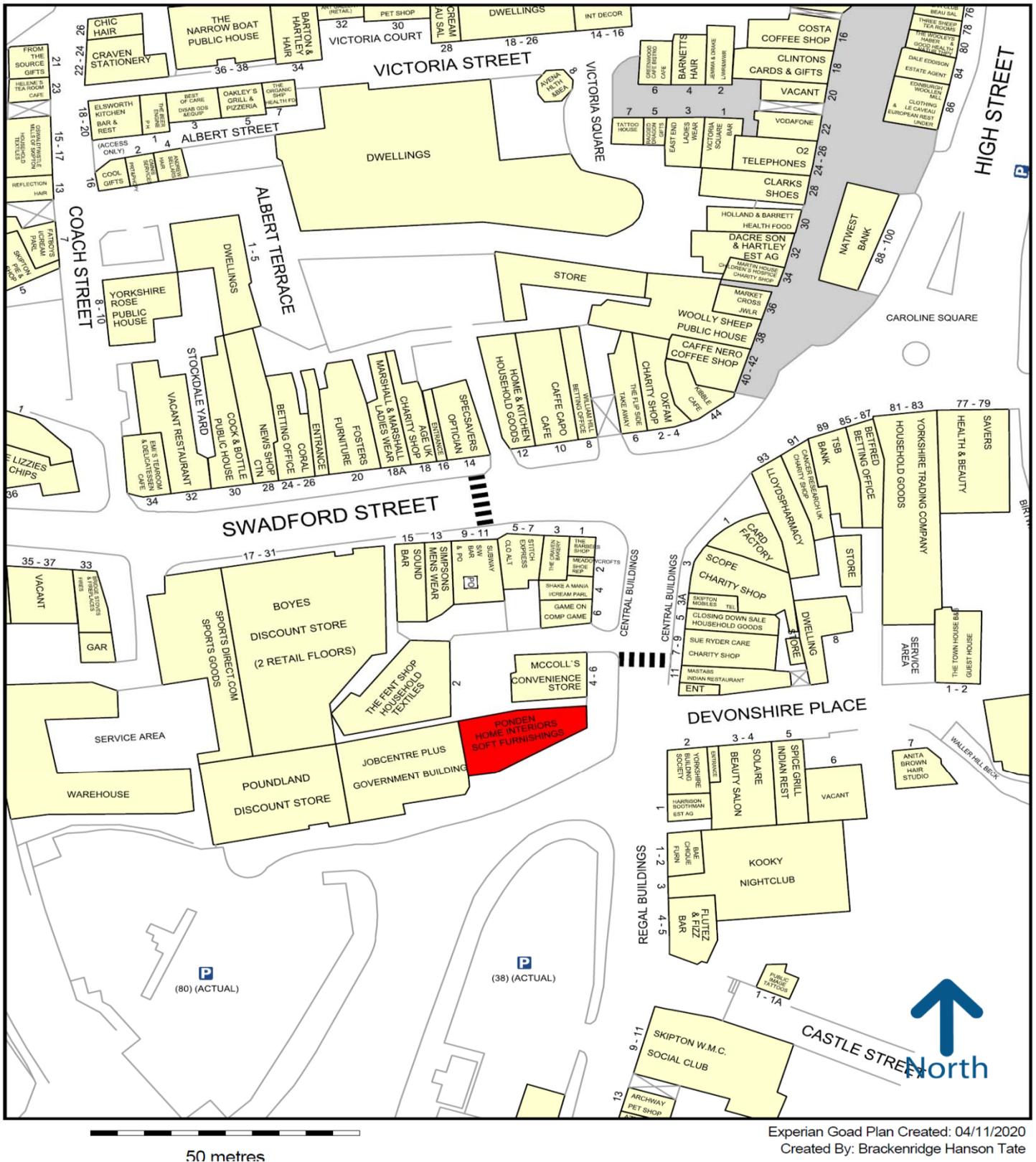
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Subject to Contract
Nov 2020



Experian Goad Plan Created: 04/11/2020
Created By: Brackenridge Hanson Tate

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.