

TO LET PRIME SHOP



63-65 HIGH STREET, SKIPTON, BD23 1DS

LOCATION

Skipton is a popular market town known as “the Gateway to the Dales”. The subject property occupies a prominent location at the southern end of High Street, close to the entrance to the Craven Court Shopping Centre, with nearby retailers including Savers, O2, Betfred, British Heart Foundation, Azendi, Fat Face, NatWest and Skipton Building Society.

There is on-street parking to the front of the property but on market days this is used for market stalls.

DESCRIPTION

The property provides a ground floor shop unit with staff and storage facilities at first and second floor level. The upper floors are currently combined with the ground floor but they do have a separate access from the front and could be excluded from a letting if only the ground floor was required.

The property is not Listed and the vendor is currently submitting an application to install a traditional shopfront.

ACCOMMODATION

The property has the following approximate areas:-

Ground Floor	145.9 sq.m.	1,570 sq.ft.
ITZA		899 units
First Floor	74.6 sqm.	803 sq.ft.
Second Floor	77.0 sq.m.	829 sq.ft.

TERMS

The property is available to let for a term of years to be negotiated on a full repairing and insuring basis.

RENTAL

Offers in the region of **£50,000 per annum exclusive** for the whole.

RATES

We understand the property is assessed as follows:-

Ground & First Floor	Shop & Premises	£42,500
Second Floor	Offices & Premises	£6,100

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D-94. A copy of the EPC can be provided, on request.

LEGAL COSTS & VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

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Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries 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 anyway 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.