



13 KEIGHLEY ROAD, SKIPTON, BD23 2LU

£14,000 per annum

Located in a prominent position on Keighley Road close to Skipton High Street, this refurbished retail unit also has a first floor area providing offices and storage.

FULL DESCRIPTION

Situated only a short walk from Skipton High Street and located directly opposite the town's bus station and close to other local retailers including a barbers, a tobacconist, takeaways and bars, the property has most recently been used as a pet shop but offers potential for many different types of retail and office use.

The refurbished ground floor sales area comprises ceiling mounted strip lighting and tiled flooring. At first floor level there are three offices plus a kitchen and WC. Externally to the rear is a block built storage shed with flat roof.

LOCATION

The historic market town of Skipton is famous for its cobbled High Street and four days a week open street market and provides comprehensive shopping and leisure facilities. Only a short drive from the Yorkshire Dales National Park, the town is also close to the popular holiday destinations of Grassington, Malham, and Bolton Abbey.

TERMS

The property is available by way of a new FRI lease for a minimum of 3 years and multiples thereafter at a rent of £14,000 per annum

VIEWING

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

RATES

The property has a rateable value (2023 List) of £8,200 (www.gov.uk). Interested parties are advised to make their own enquiries with Craven District Council.

EPC

The property currently has an EPC Rating of C (75). Further information is available on request.

VAT

The rent and buildings insurance are currently not subject to VAT

LEGAL COSTS

The incoming tenant will be required to make a contribution towards the landlords costs of preparing the lease up to a maximum of £500 + VAT.

SERVICE CHARGE

The landlord will be responsible for arranging buildings insurance for the property and the cost will be recovered from the tenant.

SERVICES

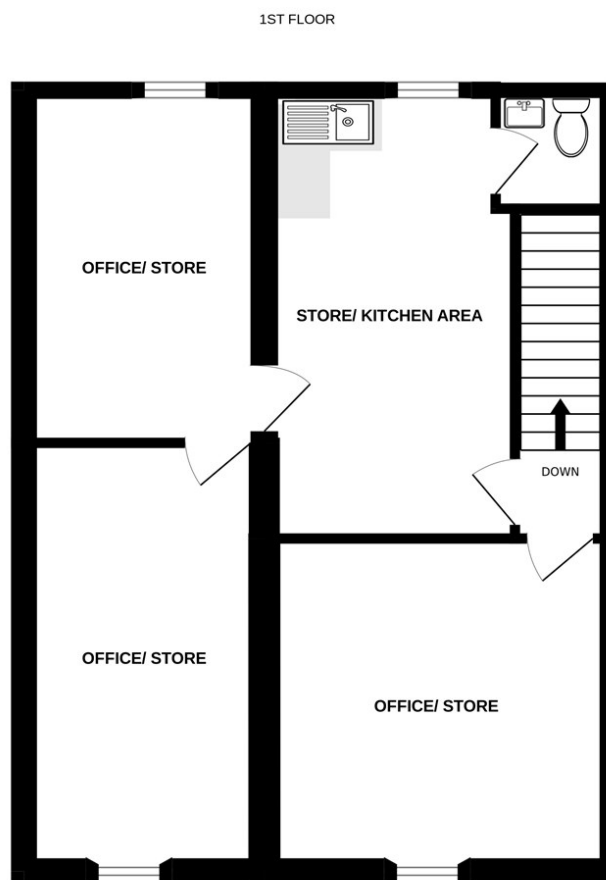
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

AGENTS NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Exempt

Call us on

01756 799163

sales@carlingjones.co.uk

<https://carlingjones.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.