

PRICE
REDUCED
TO
£309,500



Freehold retail unit opportunity in the centre of Settle

THE ANTIQUES CENTRE MARKET PLACE,
SETTLE, BD24 9EF

£309,500


CARLINGJONES
ESTATE AGENTS & CHARTERED SURVEYORS

Located in the centre of Settle on the Market Square, this property has most recently been as an antiques shop however offers potential for a variety of uses. With four floors, the property comprises a sales areas at ground and first floor level, with additional ancillary space on the second floor and basement.

LOCATION

Located in the heart of the Yorkshire Dales, Settle is a picturesque market town with quality independent shops, cafés, pubs and restaurants and is home to the world famous Settle-Carlisle Railway. The property is located on Settle Market Square in the centre of the town, next door to Boots Chemists and The Naked Man Cafe.

DESCRIPTION

The property comprises a retail unit with four storeys including sales space at ground and first floor level, with office, storage and WC at second floor level and additional potential storage space in the basement. Most recently the property was used for the retail of antiques, however it does offer potential for a variety of uses and potential development of the upper floors subject to the usual permissions. In more detail the property comprises the following:

Ground Floor Retail

Glazed display window spanning the full width of the property (7 metres) with raised display step, part ceiling coving and concertina security shutter. Exposed character timber floor boards. Slat walling covers three windows located at the rear of the area. Stairs lead up to the first floor sales area and door leads to the basement staircase and the rear exit door.

First Floor Sales

Stairs from the ground floor lead up to the first floor sales area, which comprises a large open space with 3 large sash windows overlooking the Market Square. Ceiling coving to part, Potteron gas central heating boiler and exposed character timber floor boarding. Slat walling covers three windows located at the rear of the area. Stairs lead up to the second floor.

Second Floor

Staircase leads into a lobby area, with doors leading to an

office area, the WC and an under eaves storage place. Restricted headroom to some areas of this floor.

Basement

Access via steps adjacent to the rear exit door, and comprising five separate rooms, some with columns restricting full use of the room. One room benefits from a light well window (currently concealed).

ACCOMODATION

Ground Floor Retail 62.2 sq m (670 sq ft)

First Floor Sales 60.5 sq m (651 sq ft)

Second Floor Lobby, Office and Storage (restricted headroom) 21.2 sq m (228 sq ft)

Basement 53.8 sq m (579 sq ft) (approx)

Measured in accordance with the RICS Code of Measuring Practice (6th Edition). All measurements are approximate.

PRICE

£309,500

BUSINESS RATES

The property has a rateable value (2023 List) of £13,250 (information taken from www.tax.service.gov.uk/business-rates-find). Small business rates relief may apply and interested parties are advised to make enquiries direct with North Yorkshire Council.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of D (79). A full copy of the EPC is available upon request.

VAT

We have been advised by the vendor that the sale of the property will not be subject to VAT

TENURE

The property tenure is Freehold



VIEWING

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

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.

AGENT'S NOTE & DISCLAIMER

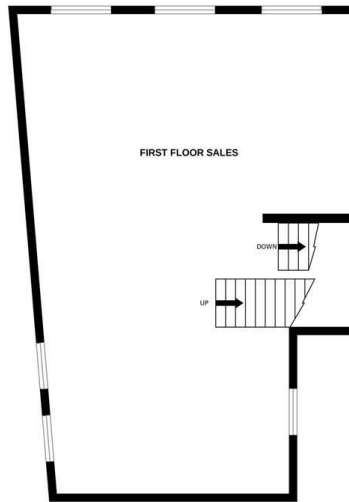
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property



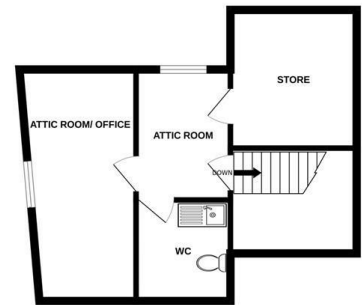
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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