



Retail (EPC Rating: C)

**FULLY FITTED CAFE PREMISES AVAILABLE TO LET**  
**CENTRAL BUILDINGS 5 KEIGHLEY ROAD,**  
**SKIPTON, BD23 2NS**

**£16,000 per annum**

  
**CARLING JONES**  
 ESTATE AGENTS & CHARTERED SURVEYORS

5 Keighley Road is situated only a short walk from Skipton High Street and the town's bus station and car park, with other closeby retailers including Morrisons Local, Scope and Sue Ryder. The property is currently used as a cafe and is offered for the same use with fixtures and fittings. The unit comprises ground floor counter and seating area and at first floor level there is additional seating, plus a store room and WC.

### 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.

### DESCRIPTION

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### ACCOMODATION

Ground Floor Sales & Seating 31.6sq m (329sq ft)

First Floor Additional Seating 20.5sq m (221sq ft)

First Floor Store 3.1sq m (33sq ft)

WC

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

### TERMS

The property is available by way of assignment of the remainder of the exiting lease at a rent of £16,000 per annum ending December 2028. The fixtures and fittings are offered at a price of £15,000.

### RATES

The property has a rateable value (2023 List) of £7,700 ([www.gov.uk](http://www.gov.uk)). Interested parties are advised to make their own enquiries with North Yorkshire Council.

### EPC

The property has an energy performance rating of C

### VAT

The rent, service charge and buildings insurance are currently not subject to VAT

### LEGAL COSTS

The incoming tenant will be required to make a contribution towards our clients legal costs up to a maximum of £750 plus VAT.

### SERVICE CHARGE

A service charge will be payable in addition to the rent to cover a fair proportion of external repairs of the building and also the buildings insurance.

### VIEWING

Strictly by appointment through the agents Carling





Jones - contact a member of the team at the Skipton Office on 01756 799163

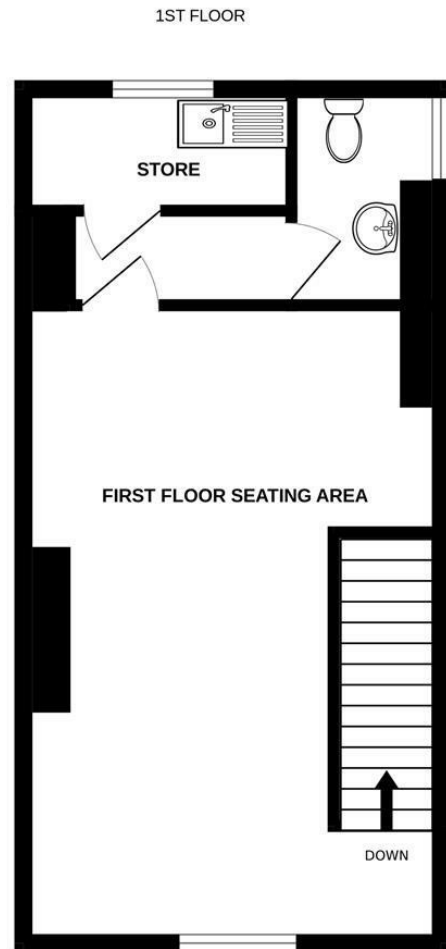
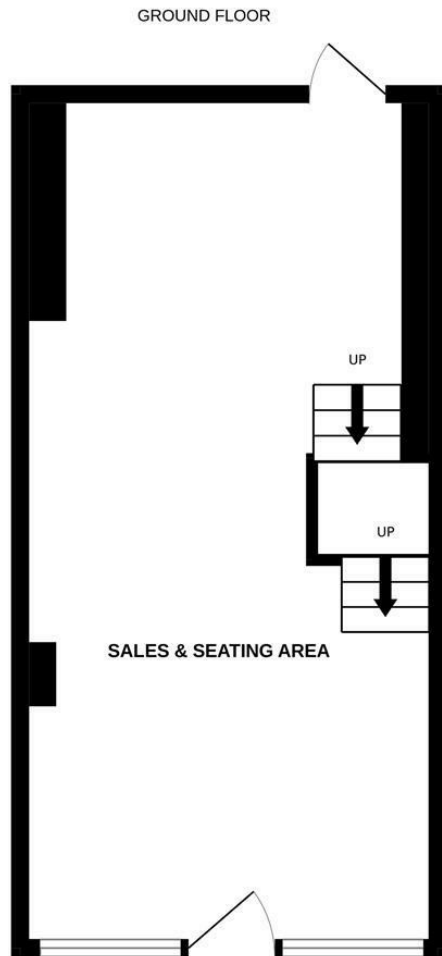
### SERVICES

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

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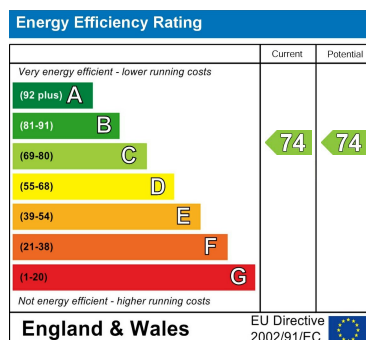


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Call us on  
**01756 799163**

**sales@carlingjones.co.uk**  
**<https://carlingjones.co.uk/>**

## Energy Performance Graph



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.