



Retail (EPC Rating: C)

**RETAIL UNIT TO LET**  
**57.4 SQ M (618 SQ FT)**

**23 HIGH STREET, SKIPTON, BD23 1DT**

**£19,500 per annum**

  
**CARLINGJONES**  
 ESTATE AGENTS & CHARTERED SURVEYORS

# A well presented retail unit measuring 618 sq ft, located in a prominent position on Skipton High Street

## 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

The property comprises a ground floor retail unit located in a prominent position next door to the town hall on the corner of the High Street and Jerry Croft which is the access road to the town centre's main car park. The property has been fit out by the previous tenant to a high standard, with a large display window onto the High Street, two fitting rooms and also a large store room. The property was most recently occupied by a clothing retailer however would be suitable for a range of retail uses.

## ACCOMODATION

The property is located at ground floor level and comprises the following approximate floor areas:

Ground Floor Sales 39.3 sq m (423 sq ft)

Rear Stores and Changing Rooms 18.1 sq m (195 sq ft)

Outside WC

## TERMS

The property is available by way of a new effectively FRI lease for a minimum term of 3 years

## RENT

£19,500 per annum

## BUSINESS RATES

The property currently has a rateable value of £13,500 (2023 list). Interested parties are advised to obtain more information by visiting [www.voa.gov.uk](http://www.voa.gov.uk) or calling North Yorkshire Council.

## SERVICE CHARGE

The new tenant will be required to contribute a fair proportion towards the maintenance and Management costs of the building. The tenant will also be required to contribute a fair proportion toward the cost of the building insurance.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C (53)

## VIEWING

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

## VAT

All figures are quoted exclusive of VAT

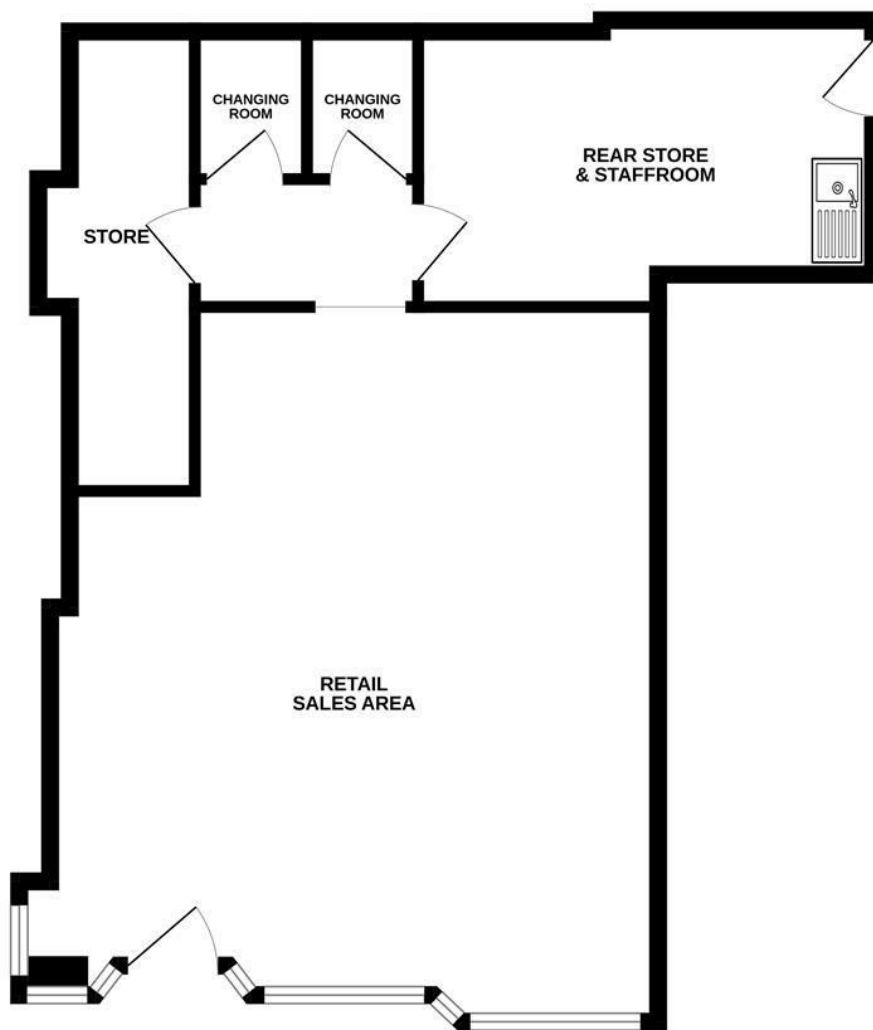
## SERVICES

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





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](mailto: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.