



# TO LET

**OFFICE BUILDING, 47 DUKE STREET, SETTLE**  
**£8,500 PER ANNUM**



Visit Our Website [www.nwapropertymanagement.co.uk](http://www.nwapropertymanagement.co.uk)



## OFFICE, 47 DUKE STREET, SETTLE, BD24 9AL

2 storey office space located approximately 500 yards from Settle Market Square. Offering 620 square feet laid over 2 floors.

Ground floor, reception/office area. First floor, landing, large office, second small office, and bathroom.

Available on flexible business lease terms to be agreed.

Well worthy of an inspection to appreciate the size and position and potential. Presented to a high standard, with quality fixtures and fittings, and decorated to a good standard. Superb opportunity.

Settle is a popular and thriving market town on the edge of the Yorkshire Dales National Park, with a large tourist trade as well a buoyant local trade.

Ideal property for a number of potential businesses subject to the necessary approvals.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Reception/Office Area.

#### First Floor

Landing Area, Large Office, Second Office, WC.

#### Outside

2 Forecourt Parking Spaces.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Reception Area: 11'6" x 10'10" (3.50 x 3.30)

Glazed external entrance door and large display window. Staircase to first floor. Range of kitchen base units with complementary work surfaces, sink with mixer taps, wall cupboards,





## FIRST FLOOR:

### Landing:

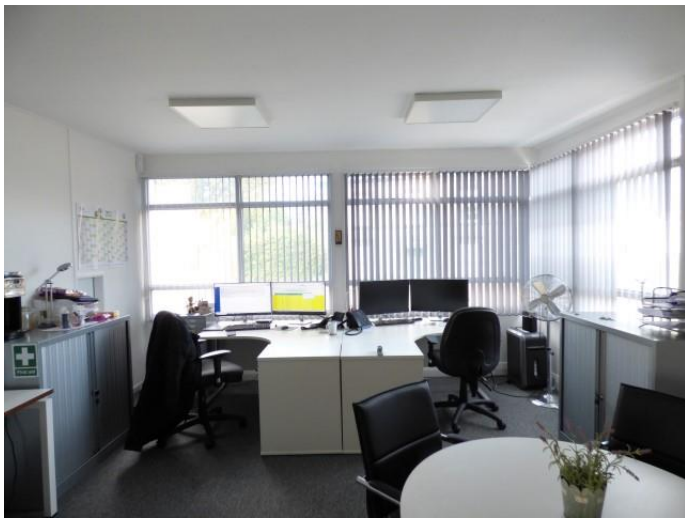
Spacious landing area, large upvc double glazed window to the rear with superb views, tall storage unit.



### Office Room 1:

**15'6" x 14'10" (4.72 x 4.52)**

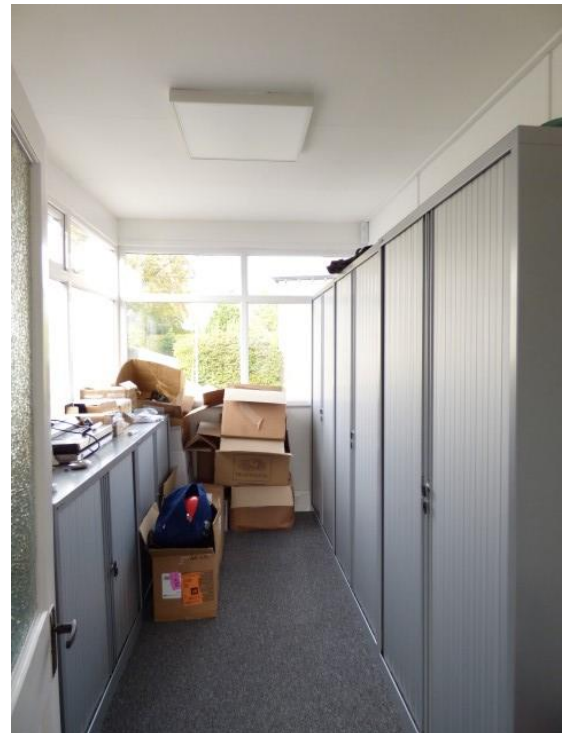
Spacious office with large upvc double glazed windows, three electric storage heaters.



### Office Room 2:

**7'3" x 11'10" (2.21 x 3.60)**

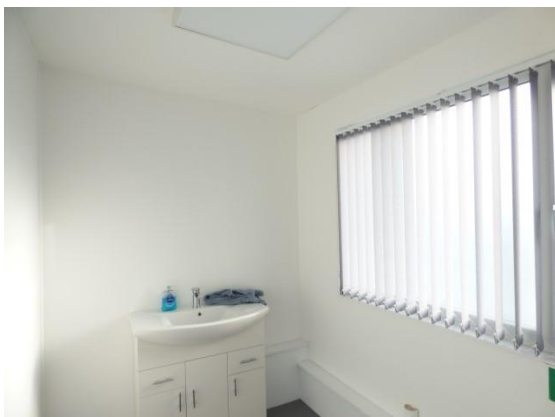
Upvc double glazed window, electric storage heater.



### WC:

**6'2" x 8'0" (1.88 x 2.43)**

Upvc double glazed window, WC, vanity wash hand basin, electric heater.



### OUTSIDE:

Forecourt Parking for two vehicles.



### Directions:

Leave the Settle office and go down cheapside. Turn left back onto Duke Street and carry on for about 500 yards. Bear right around the corner and the Office building is on the left hand side.

### Viewing:

Strictly by prior arrangement with and accompanied by a member of the letting agents, NWA Property Management.

### Tenure:

New lease agreement to be drawn up, flexible terms to be negotiated with the potential tenants.

### Application:

If you are interested in renting this property then please contact NWA Property Management for an application form, which is to be filled in by the would-be tenants and approved by the Landlord.

### Rateable Value:

Rateable value - £1718.00

**N.B.** The tenants will be responsible for all bills i.e. water, electric, business rates and legal fees in relation to the setting up of the tenancy agreement.

0495-2594-7640-6490-4113

### Recommendation Report

This report is associated with an Energy Performance Certificate.

**Report Reference Number: 0495-2594-7640-6490-4113**

THE OFFICE

F H Ellis

West Yorkshire Garage, 47 Duke Street

SETTLE

BD24 9AL

Building Type(s): A1/A2 Retail and Financial/Professional services

#### ADMINISTRATIVE INFORMATION

Issue Date:	26 Nov 2019
Valid Until:	25 Nov 2029 (*)
Total Useful Floor Area (m <sup>2</sup> ):	113
Building Environment:	Heating and Natural Ventilation
Calculation Tool Used:	CLG, iSBEM, v5.6.a, SBEM, v5.6.a.1
Property Reference:	457445640001
Energy Performance Certificate for the property is contained in Report Reference Number: 0641-0531-4479-5629-4092	

#### ENERGY ASSESSOR DETAILS

Assessor Name:	Ron Clayton
Employer/Trading Name:	Information not provided by the user
Employer/Trading Address:	Information not provided by the user
Assessor Number:	QUID205856
Accreditation Scheme:	Quidos Limited
Related Party Disclosure:	Not related to the owner.

### Energy Performance Certificate

Non-Domestic Building

HM Government

THE OFFICE  
F H Ellis  
West Yorkshire Garage, 47 Duke Street  
SETTLE  
BD24 9AL

**Certificate Reference Number:**  
0641-0531-4479-5629-4092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

125 This is how energy efficient the building is.

#### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	113
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	160.98
Primary energy use (kWh/m <sup>2</sup> per year):	952.26

#### Benchmarks

Buildings similar to this one could have ratings as follows:

**23** If newly built

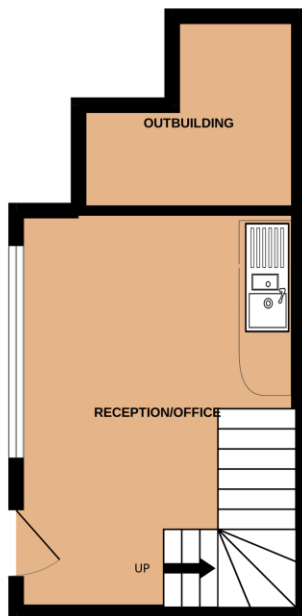
**68** If typical of the existing stock



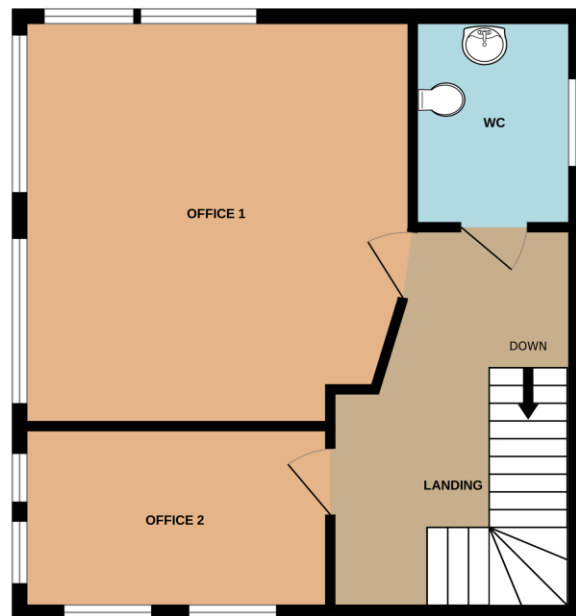
### Local Authority:

Craven District Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

GROUND FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.

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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The UK's number one property website

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Tel: 01729 825219 Option 2

Email: [lettings@nwapropertymanagement.co.uk](mailto:lettings@nwapropertymanagement.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)



[www.tpos.co.uk](http://www.tpos.co.uk)

These particulars are intended only to give a fair description of the property as a guide to prospective tenants accordingly, a) their accuracy is not guaranteed and neither NWA Property Management nor the landlord(s) accept any liability in respect of their contents, b) they do not constitute an contract of rent, and c) any prospective tenant should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.

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