



RETAIL UNIT TO LET

15 Otley Street, Skipton, BD23 1DY

Overview

- Prominent central position in heart of Skipton
 - Suitable for a variety of occupations
 - Use Class E
- GF 22.84 sq m / 246 sq ft
 - Basement 20.16 sq m / 217 sq ft



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Location & Description

The premises comprise ground floor retail space and lower ground floor. WC and small kitchen to be provided following Landlord works.

Positioned on the cobbled streets of Otley Street, just off Skipton High Street. Nearby occupiers include Holistic House Skipton, QWorkery, Bean Loved and nearby to Craven Court Shopping Centre.

No 15 is ideal for a variety of uses/occupations (subject to planning if required).



Accommodation

Approximate net floor areas are as follows: -

	Sq. M	Sq. Ft
Ground Floor	22.84	246
Basement	20.16	217
TOTAL	43	463

Rates

Rateable Value £11,000

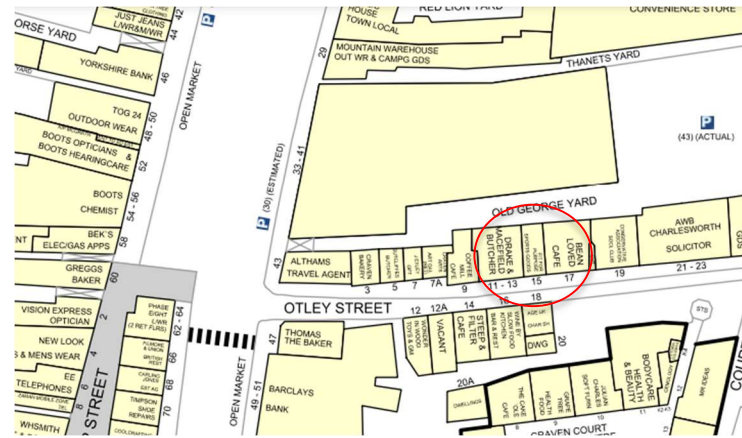
Qualifying occupiers should benefit from Small Business Rate Relief (presently resulting in a NIL rate liability 2023-2024)

Interested parties should confirm with North Yorkshire Council 03000 501501.

Terms

The premises are available by way of a new standard commercial (tenant's effective full repairing and insuring) lease for a minimum term of 3 years.

Rent: £11,500 p.a. exclusive.
VAT is not applicable.



EPC: E -105

Viewing:

Strictly by arrangement with the sole agent:

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