

TO LET

**13 SWADFORD STREET
SKIPTON
BD23 1RD**

- THREE STOREY FORMER BAR PREMISES
- 2,076 SQ FT (192.89 SQ M)
- PROMINENT TOWN CENTRE LOCATION
- SUITABLE FOR A VARIETY OF USES (STPP)



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Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	578	53.7
First Floor	1,095	101.73
Second Floor	403	37.44
Total Approximate NIA	2,076	192.86

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £12,000.

EPC

The property has been assessed with an EPC rating of C (54).

Terms

The property is available To Let by way of a new effective Full Repairing and Insuring lease of a term to be agreed.

VAT

We understand VAT is not applicable.

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting transaction.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting agents:

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref:

Oct-23

Location

The property is situated with prominent frontage onto Swadford Street and is adjacent to Subway. Nearby occupiers include The Post Office, Boyes and Specsavers.

Description

The premises comprises a three story prominent retail unit situated on the busy Swadford Street. The ground floor retail area features a large double fronted shop front with recessed entrance and LED lighting.

The upper floors extend over the adjacent property (Sound Bar) providing a large open plan retail space and benefits from being carpeted throughout, gas central heating, kitchen and WC facilities that located on the second floor. The second floor features a directors office and a staff breakout room in addition to ancillary retail space.

Mains services to include electric, water, gas and drainage are connected to the property. These services have not been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

£22,000 Per Annum Exclusive



Property House, Lister Lane, Halifax, HX1 5AS

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