



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS A2

46 High Street, Skipton BD23 1JR



Rent: £63,000 PA

Ground Floor Area

1,925 Sq ft / 179 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Skipton is a market town and civil parish in the Craven district of North Yorkshire, approximately 25 miles North east of Leeds and 20 miles North east of Bradford.

The property is situated on High street amongst a mix of independent and national retailers including Dorothy Perkins, Mountain Warehouse, Boots Pharmacy, Greggs, House of Fraser, Barclays Bank, H Samuel and Fat Face.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

Subject to Contract

Demise:

| | Sq Ft | Sq M |
|--------------------|--------------|-------------|
| Ground Floor Sales | 1925 | 178.91 |
| First Floor | 579 | 53.8 |

Rent:

The passing rent is £63,000 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 09/09/2026. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £44,400.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

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