

Heaney  
Micklethwaite

Commercial Property Consultants

## SHOP TO LET



**20 HIGH STREET  
SKIPTON  
BD23 1JZ**

20 High Street, Skipton

### **LOCATION:**

The property is located on High Street which is the town's principle shopping street. The premises are situated at the northern end of the street next to Body Shop and the Black Horse.

### **ACCOMMODATION:**

The accommodation with the following approximate floor areas on ground floor only comprises:-

Ground Floor Sales Area	556 sq ft	51.6 sqm
Store	141 sq ft	13.1 sqm
Kitchen	32 sq ft	2.9 sqm
WC		

### **LEASE TERMS:**

The property is available on a new full repairing and insuring lease for a term of years to be agreed in multiples of 5 with 5 yearly upward only rent reviews.

### **RENT:**

Rental offers in the region of £20,000 per annum are invited.

### **RATES:**

Rateable Value                      £16,500

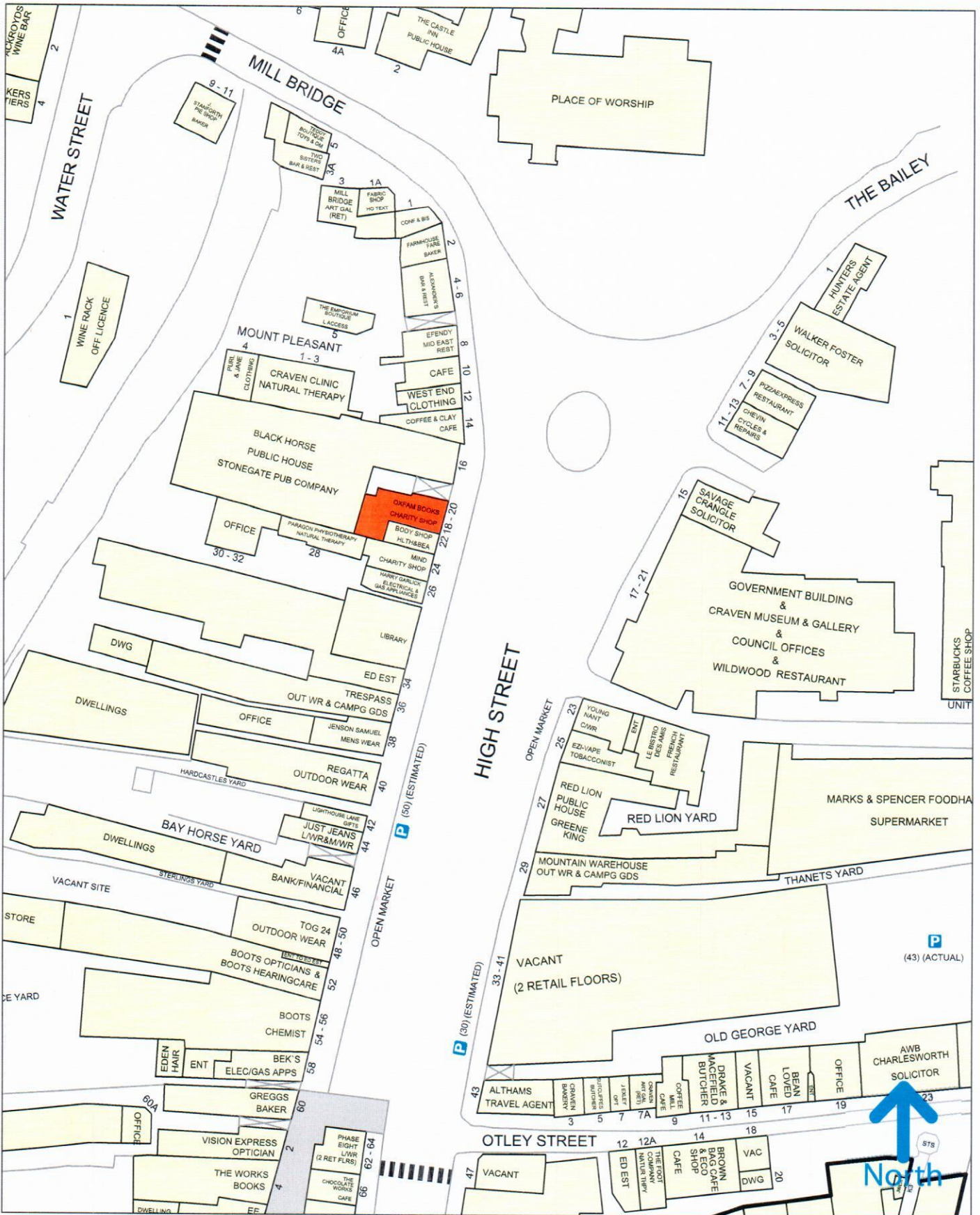
### **VAT:**

All prices and rents quoted are exclusive of, but may be subject to VAT.

### **VIEWING:**

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY  
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**



50 metres



# Energy performance certificate (EPC)

20 High Street  
SKIPTON  
BD23 1JZ

Energy rating

**C**

Valid until: **7 February 2033**

Certificate number: **1980-0520-0051-0258-3302**

Property type

Retail/Financial and Professional Services

Total floor area

74 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

