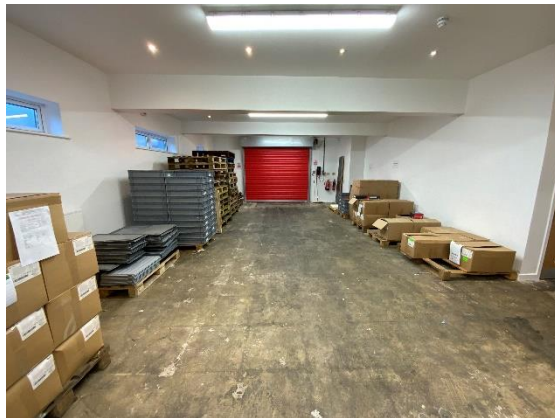


FOR SALE

Detached Commercial Premises of Modern Style Planned over 2 Floors
within Enclosed Service Yard/ Car Park and forming part of a Favoured
Business Park on the fringe of Skipton
In all 8,400 sqft (780 sqm)



GUIDE PRICE - £900,000

- **Rare Freehold opportunity**
- **Excellent business premises planned across two floors**
- **Work/assembly, storage, offices and ancillary facilities**
- **Surfaced service yard/car park for 25**

**UNIT 4A (11) SANDYLANDS BUSINESS PARK
SKIPTON BD23 2AA**

UNIT 4A (11) SANDYLANDS BUSINESS PARK SKIPTON BD23 2AA

Location

The property is situated within Sandylands Business Park an admired business park to the immediate south west of the town centre. It is favoured by a number of businesses including Royal Mail. It is within easy reach of the town centre and its amenities including bus and rail stations. Excellent road links are available via the A629 providing fast access to all Airedale towns and business centres.

Skipton has an immediate population in excess of 14,000 providing an excellent labour pool and customer base. It is a highly regarded town listed in the 2018 Sunday Times report- best places to live in northern England.

Bradford 18 miles, Leeds 27 miles, M65 (Colne) 13 miles.

Description

A substantial detached commercial premises with accommodation extending to 8,400 sqft standing within a surfaced service yard/car park for 25.

The accommodation is planned across two floors. It is accessible via a principal personnel entrance in addition to which there is loading access. At ground floor the accommodation includes extensive workshop/assembly plus storage and ancillary facilities including canteen and accessible WC. At first floor there are extensive offices along with further ancillary facilities including Male and female WC and shower facilities.

The accommodation presents well throughout including modern day amenity – UPVC double glazing, gas fired heating and LED lighting.

Externally the site is enclosed and gated. The service yard is tarmac surfaced and provides loading, turning and car parking for 25.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Fitness Centre & Premises
Rateable Value: £35,500
Uniform Business Rate for 2023/2024: £0.499

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

Guide Price

£900,000

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0120-0938-3779-8803-8006>

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

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Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

