



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A RARE OPPORTUNITY TO LEASE A REFURBISHED FIRST FLOOR OFFICE/COMMERCIAL PREMISES SITUATED IN A CONVENIENT LOCATION JUST OUTSIDE SKIPTON TOWN CENTRE WITH PRIVATE PARKING



**1ST FLOOR OFFICE
49 BROUGHTON ROAD
SKIPTON**

Refurbished to a high standard, this versatile first floor office provides an excellent opportunity for a small business, being close to the train station situated just outside Skipton town centre and having the advantage of private parking which can be difficult to find.

RENT: £595 per month

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Communal ground floor door & staircase to:

THE FIRST FLOOR

Landing with self contained door to:

HALL:

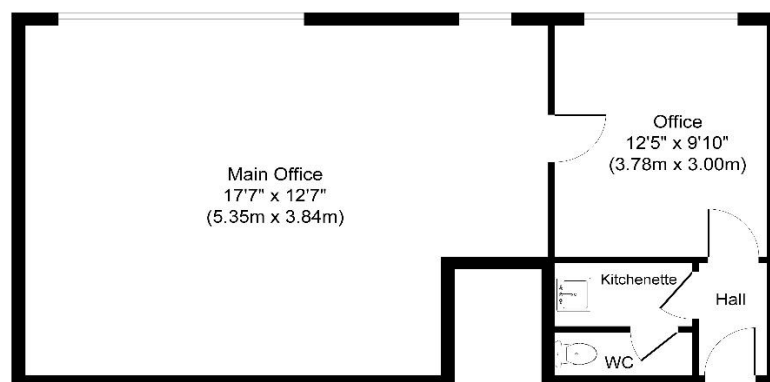
KITCHENETTE: 6'9" x 3'4" with base units, worktop & sink.

W.C: with low suite w.c and chrome ladder radiator.



RECEPTION / SMALL OFFICE: 12'5" x 9'10" with picture window to the front and modern electric radiator.

MAIN OFFICE: 17'7" x 12'7" with 2 windows to the front and modern electric radiator.



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



TO THE OUTSIDE

Private car park for residents of the building.



SERVICES: Mains water, drainage and electricity are connected.

BUSINESS RATES: We understand that small business relief is available meaning that no rates should be payable however applicants are asked to make their own enquiries to satisfy their personal circumstances.

POST CODE: BD23 1TE

VIEWING: Please contact the Letting Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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