



TO LET

**GROUND SHOP UNIT, BANK BUILDINGS, HIGH STREET,
SETTLE
£ 450.00 PCM**



Visit Our Website www.nwapropertymanagement.co.uk



GROUND FLOOR SHOP UNIT, BANK BUILDINGS, HIGH STREET, SETTLE, BD24 9EX

Small ground floor retail/office space located in a superb position on the High Street in Settle offering 300 ft floor space (approximately) plus small kitchen area and toilet to the rear.

The property has a good-sized display window looking on to High Street. Would lend itself to many uses, subject to the necessary approvals.

Settle is a busy Market Town with a large tourist influx, plus local trade from the town and surrounding villages. At the start of the famous Settle to Carlisle railway, the town is well known and has a large range of independent shops offering a diverse range.

Well worthy of internal inspection to fully appreciate the size and position.

ACCOMMODATION COMPRISES:

Ground Floor

Sales Area with partitioned off small kitchen area and separate toilet to the back.

ACCOMMODATION

GROUND FLOOR:

Sales Area:

21'3" x 11'1" (6.45 x 3.38) plus 9'10" x 7'4" (3.00 x 2.24)

Part glazed external entrance door leading to sales area with large prominent display bay window looking on to High Street, further side window, storage cupboards under window, alcove shelves, further shelving, window lights and spotlights.



Kitchen Area:

6'6" x 7'3" (1.98 x 2.21)

Stainless steel sink unit set in kitchen unit. Electric Water Heater, shelving.

Separate Toilet beyond with WC and extractor fan.



Directions:

Leave the Settle office and bear left on to High Street. The shop unit is located immediately on the right hand side. A To Let Board is erected.

Services:

Mains electric, drainage and water.

Business Rates:

Shop floor areas			
Description	Area m ² /unit	£ per m ² /unit	Value ?
Ground floor retail zone a	29.64	£180.00	£5,335
Ground floor retail zone b	6.84	£90.00	£616
Total	36.48		£5,951
Valuation			
Total value			£5,951
Rateable value (rounded down)			£5,900

Viewing:

Strictly by prior arrangement with and accompanied by a member of the letting agents, NWA Property Management.

Lease:

New commercial lease to be drawn up, flexible terms to e agreed, cost of legal works to be split between the tenant and landlord.

Anti Money Laundering Checks:

We are required by HMRC to undertake Anti Money Laundering Checks for all the prospective successful tenants on this property. The prospective tenants are required to provide the relevant proof of ID for all the named tenants. No Tenancy Agreement will commence until these AMLC checks have been satisfactorily completed.

N.B. The tenants will be responsible for all bills i.e. water, electric, business rates.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Unit 1 Bank Buildings High Street SETTLE BD24 9EX		Energy rating C
Valid until 17 May 2036	Certificate number 8947-2465-0797-6528-3094	



Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.co.uk



www.tpos.co.uk

These particulars are intended only to give a fair description of the property as a guide to prospective tenants accordingly, a) their accuracy is not guaranteed and neither NWA Property Management nor the landlord(s) accept any liability in respect of their contents, b) they do not constitute a contract of rent, and c) any prospective tenant should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.

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