



TO LET

**GROUND FLOOR SHOP UNIT, MARKET PLACE, SETTLE
£7,500, PER ANNUM**





GROUND FLOOR SHOP UNIT, MARKET PLACE, SETTLE, BD24 9EF

Spacious ground floor shop unit available to let on flexible terms (to be agreed). Located in a very prominent position with frontage on to the busy Market Square with 2 display windows facing the busy road, ideally suited for many retail businesses. The property offers approx. 375² feet sales area, with further rear store/small kitchen area and separate toilet.

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 it's prominent position.

ACCOMMODATION COMPRISES:

Front Shop Area:

30'0" x 12'2" (9.14 x 3.70) (Average dimensions – not a square room)
With 2 large windows looking out onto the Market Square and Church Street, double glazed external entrance door, laminate flooring, recessed spotlights, alcoving with shelves, small Understairs Store Cupboard, 2 Electric Storage Heaters and Electric Wall Heater, Electric Meter Cupboard on wall. Steps down to rear store.



Rear Store:

8,6" x 7'8" (2.59 x 2.34)
With stainless steel sink unit, kitchen wall unit, vinyl flooring and shelving.

W.C.:

Separate toilet with white low flush W.c. and small white washhand basin.
Small double-glazed window to rear.



**Directions:**

Leave the Settle Office and bear right, go across the Market Square. The property is located on the right-hand side across from the Royal Oak. A To Let Board is erected.

Services: Mains Water, Electric and drainage.

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

Tenure:

New lease agreement to be drawn up, flexible terms to be negotiated with the would-be tenants. The tenants will also be responsible for payment of all bills i.e. Water, Electric, Business Rates and legal fees in relation to the setting up of the tenancy agreement.

Local Authority:

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

Business Rates:

Rateable Value of £7600.00, business rates payable from April 2026 to March 2027 are £2903.00.

The Corner Shop Market Place SETTLE BD24 9EF		Energy rating C
Valid until 11 March 2036	Certificate number 9953-2342-9807-3750-1877	

Property type Retail/Financial and Professional Services

Total floor area 52 square metres



Market Place
Settle
North Yorkshire
BD24 9EJ

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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.

www.rightmove.co.uk