



TO LET

**RETAIL UNIT, MARKET PLACE, SETTLE
£18,000 plus VAT, PER ANNUM**



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RETAIL SHOP UNIT, MARKET PLACE, SETTLE, BD24 9EF

Spacious ground floor double fronted retail 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 large side windows, facing the busy road, ideally suited for many retail businesses. The property offers approx. 597² ft sales area, with facilities to be provided by the landlord i.e. toilet/staff area, etc.

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, position and potential.

ACCOMMODATION COMPRISES:

Front Sales Area:

18'9" x 14'10" (5.71 x 4.52)

With 2 large front windows looking out onto the Market Square, glazed external entrance door, split level sales floor, 2 side windows, with park exposed stonework.



Rear Sales Area:

18,0" x 18'19" (5.48 x 5.71)

With large window, with area to include, staff room, and kitchen facilities.





Directions:

Leave the Settle Office and bear right, go across the Market Square. 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.



Views from the Front

Tenure:

New lease agreement to be drawn up, flexible terms to be negotiated with the potential tenants

N.B. The tenants will be responsible for all bills i.e. water, electric, gas, business rates and legal fees in relation to the setting up of the tenancy agreement. Rateable Value of £10,000.00, Business Rates payable from April 2026 to March 2027 are £4320.00.



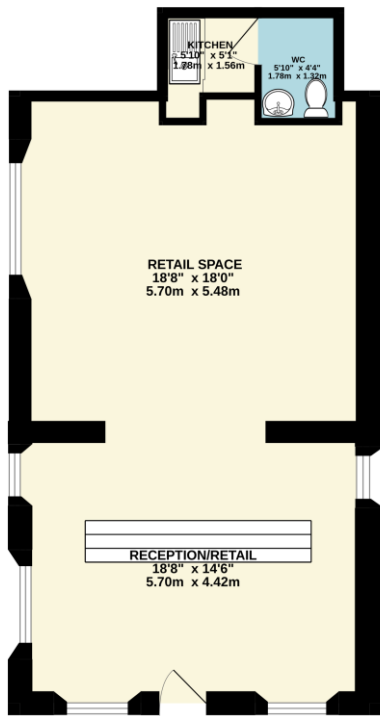
Local Authority:
 North Yorkshire Council
 1 Belle Vue Square
 Broughton Road
 SKIPTON
 North Yorkshire
 BD23 1FJ

RETAIL UNIT The Old White Horse Market Place SETTLE BD24 9EF	Energy rating 
Valid until 29 April 2029	Certificate number 9186-3064-0516-0701-8125

Property type A1/A2 Retail and Financial/Professional services

Total floor area 60 square metres

GROUND FLOOR



RETAIL UNIT The Old White Horse Market Place SETTLE BD24 9EF	Report number 0811-0741-8569-6624-1006
	Valid until 29 April 2029

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropac 10/2016



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 BD24 9EJ



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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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