



TO LET

SHOP UNIT, MARKET PLACE, SETTLE
£ 495.00 PCM



Visit Our Website www.nwapropertymanagement.co.uk



SHOP UNIT, MARKET PLACE, SETTLE, BD24 9EJ

Small ground floor retail/office space located in a superb position on the market square in Settle offering 220 ft floor space (approximately) plus WC.

The property has a good-sized display window on to the Square.

Odd, shaped room which lends 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, position and potential.

ACCOMMODATION COMPRISES:

Ground Floor

Sales Area, WC.

Lower Ground Floor

Cellar.

ACCOMMODATION

GROUND FLOOR:

Sales Area:

10'9" x 9'7" (3.27 x 2.92) plus 16'0" x 7'0" (4.87 x 2.13)

Part glazed external entrance door, large display window, cellar access.

WC:

5'6" x 4'6" (1.67 x 1.37)

WC, wash hand basin.

Lower Ground Floor:

Cellar: (not measured)

Directions:

Leave the Settle office, turn right and the shop unit is located on the righthand 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	16.7	£229.13	£3,826
Ground floor retail zone b	7.6	£114.56	£871
Total	24.3		£4,697
Valuation			
Total value			£4,697
Rateable value (rounded down)			£4,650

Visit Our Website www.nwapropertymanagement.co.uk



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 be 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, Rateable Value of £4650.00, Business Rates payable from April 2026 to March 2027 are £1776.30.

Local Authority:

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

The Waffle Cone Market Place SETTLE BD24 9EJ		Energy rating C
Valid until 11 March 2036	Certificate number 7371-6343-8038-1528-2996	

Property type	Retail/Financial and Professional Services
Total floor area	35 square metres

The Waffle Cone Market Place SETTLE BD24 9EJ	Report number 2317-4378-8918-0705-4668
	Valid until 11 March 2036



Market Place
Settle
North Yorkshire
BD24 9EJ



Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.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 an 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.

Visit Our Website www.nwapropertymanagement.co.uk