



1 DUKE STREET, SETTLE
£325,000
(May Let)





1 DUKE STREET, SETTLE, NORTH YORKSHIRE, BD24 9DU

Fantastic stone built prominent building located in a superb trading position on the edge of the historic Market Square in the popular market town of Settle.

Spacious ground floor retail space extending to approximately 77.54m² with assorted store/staff rooms and vaulted cellar.

Extensive 1st and 2nd floor interconnected living space offering large lounge, 3 bedrooms, kitchen and bathroom and 3rd floor attics.

The property could also be of interest to investors, it has been let out on a fully repairing/insuring lease up to the end of December 2026, but this could be re-let on new terms, current rent is £17,200 per annum.

Ideal property for somebody who has a business and needs on site accommodation.

Alternatively, the property could easily be redeveloped, with 1 or 2 retail units to the ground floor and self-contained flats to the upper floors, subject to the necessary approvals.

Good sized display windows facing on to Cheapside and Duke Street, which enjoy a high level of footfall especially in the summer months, making it one of the best trading positions in the town.

The shop/retail area would lend itself to many other uses such as restaurant/café, again subject to planning/listed building consent.

Settle is a popular tourist destination being situated within stunning scenic countryside on the edge of the Yorkshire Dales National Park and is a centre for visitors.

The town is also well known to be famous for the Settle to Carlisle Railway and has links to centres such as Leeds and Skipton.

The town also has a strong local community/trade and a host of independent shops cafes and restaurants.

ACCOMMODATION COMPRISES:

Ground Floor

Large Retail Space, 2 Rear Storerooms, WC.

Lower Ground Floor

Vaulted Cellar.

First Floor

Landing, 2 Bedrooms, Bathroom.

Second Floor

Landing Lounge, Kitchen, Bedroom, Bathroom.

Third Floor

Attic With Storage Area, Potential Office Area.



ACCOMMODATION:

GROUND FLOOR:

Retail Area:

20'10" x 40'3" (6.34 x 12.23)

Retail space extending to approximately 835ft² three large display windows, double doored covered entrance, suspended ceilings, hatch access to the cellar.



Rear Lobby:

Return staircase to the first floor, shelved recess, under stairs storage area, access to two storerooms.

Storeroom 1:

13'7" x 14'2" (4.14 x 4.31)

Stainless steel sink units, rear/side entrance door.

Storeroom 2:

7'7" x 9'0" (2.30 x 2.74)

Cold Store



WC:

With WC and wash hand basin.

LOWER GROUND FLOOR:

Vaulted cellar accessed via trap door, comprising 2 rooms.

19'5" x 13'7" (5.91 x 4.14) plus 15'7" x 12'3" (4.74 x 3.70)



FIRST FLOOR:

Landing:

Area off the staircase from ground floor access to inner landing.

Inner Landing:

Access to 2 bedrooms, staircase to second floor, electric storage heater, under stairs store cupboard, shelved cupboard, panelled walls.



Bedroom 1:

10'9" x 13'2" (3.27 x 4.01)

Double bedroom with single glazed window.

Ensuite Shower Room:

7'5" x 6'0" (2.26 x 1.82)

Shower enclosure with electric shower over, WC, vanity wash hand basin, boarded walls, vertical radiator, single glazed window.



Bedroom 2:

9'0" x 12'10" (2.74 x 3.91) plus 8'10" x 3'7" (2.69 x 1.09)

Single glazed window.

SECOND FLOOR:

Lounge:

19'4" x 14'3" (5.89 x 4.34)

Very large room with 3 single glazed windows, one with pleasant views over the market square and countryside beyond, 2 fireplaces one with marble surround, the other with wood surround, exposed beams.





View



Kitchen:

9'9" x 11'8" (2.97 x 3.55)

Range of kitchen base units with complementary worksurfaces, wall units, stainless steel sink, electric cooker point, single glazed window.



Bedroom 3:

13'1" x 13'2" (3.98 x 4.01)

Double bedroom with single glazed window.

Bathroom:

7'0" x 7'6" (2.13 x 2.28)

3-piece white bathroom suite comprising bath with electric shower over, pedestal wash hand basin, single glazed window.



THIRD FLOOR:

Attic:

Attic room or Office space, with ample storage.

**Room1:**

21'10 x 12'9" (6.65 x 3.88)

Large room suitable for Office Space, Velux roof light, exposed roof timbers.

Room 2: (not measured)

Reduced eaves, exposed roof timbers.

Directions:

Leave the Settle office down Cheapside on to Duke Street and the property is located on the left-hand side. A For Sale/Let Board is erected.

Tenure:

Freehold with vacant possession from December 2026.

Flying Freehold:

The front corner of this property at first floor level forms part of the adjacent 3 Duke Street.

Listed Building:

Grade II ref 1132372 English Heritage 324294

Rateable Value:

Floor	Description	Area m ² /unit	£ per m ² /unit	Value
Basement	Internal storage	44.96	£11.75	£528
Ground	Retail zone a	35.81	£240.88	£8,626
Ground	Retail zone b	35.81	£120.44	£4,313
Ground	Retail zone c	1.76	£60.22	£106
Ground	Internal storage	17.8	£23.50	£418
Total		136.14		£13,991

Services:

Mains electric, water, and drainage are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that the risk of flooding is low.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.



Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

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

Flat 1 Council Tax Band 'A

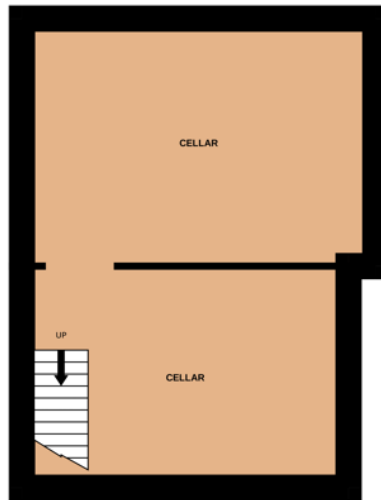
1 Duke Street SETTLE BD24 9DU		Energy rating D
Valid until 7 September 2033	Certificate number 3998-2672-9172-3679-3529	

Property type	Retail/Financial and Professional Services
Total floor area	297 square metres

1 Duke Street SETTLE BD24 9DU	Report number 6986-7307-0941-0826-1678
	Valid until 7 September 2033

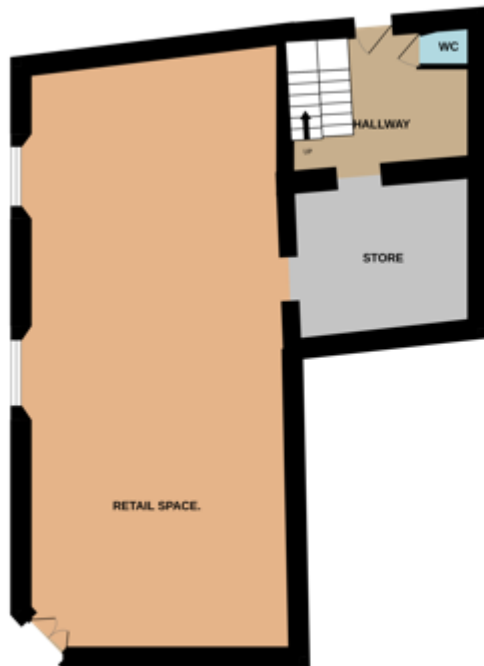


BASEMENT

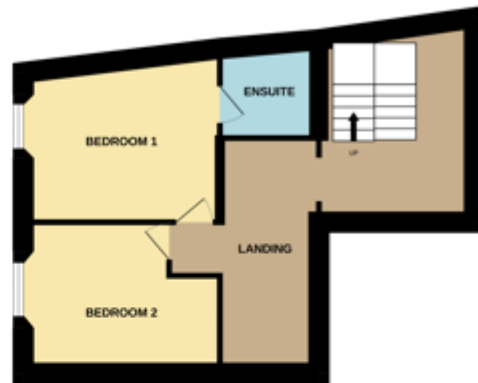


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and the plot area are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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GROUND FLOOR



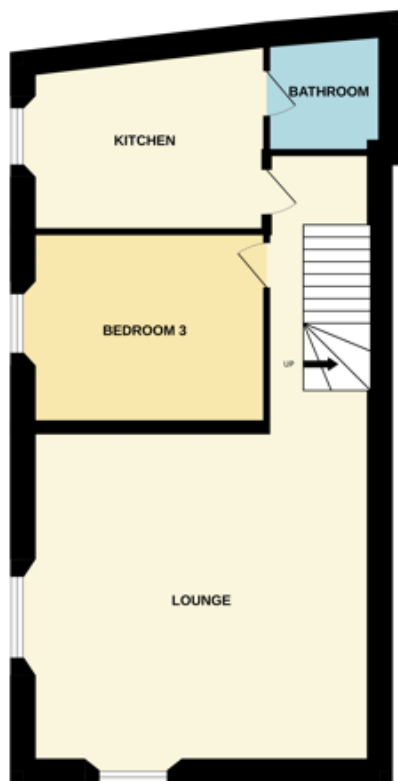
1ST FLOOR



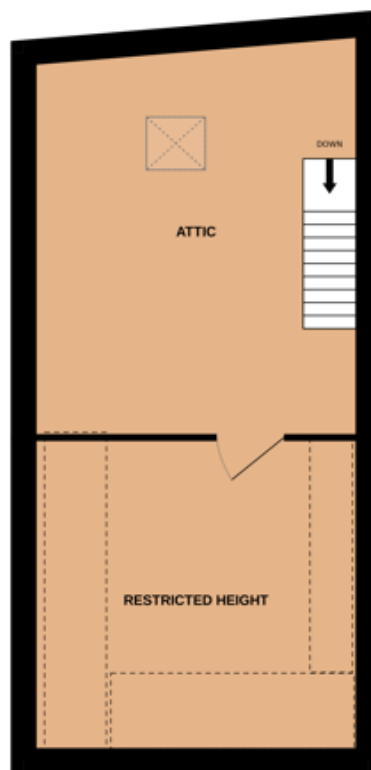
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2ND FLOOR



3RD FLOOR



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Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightestateagents.co.uk

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightestateagents.co.uk

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