

TO LET

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

N · W · A
PROPERTY MANAGEMENT

www.rightmove.co.uk

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

Referral Fees:
Where applicable Neil Wright Associates Ltd may offer services of independent professionals who may be able to assist clients with their property transaction.
In accordance with regulations, we are obliged to disclose that Neil Wright associates may receive a referral fee/voucher should you choose to use their services.
The amount received varies depending on the referral.
We refer independent mortgage leads to Lakes Mortgages Services, Milnthorpe, Cumbria and receive £200 per completed mortgage.

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

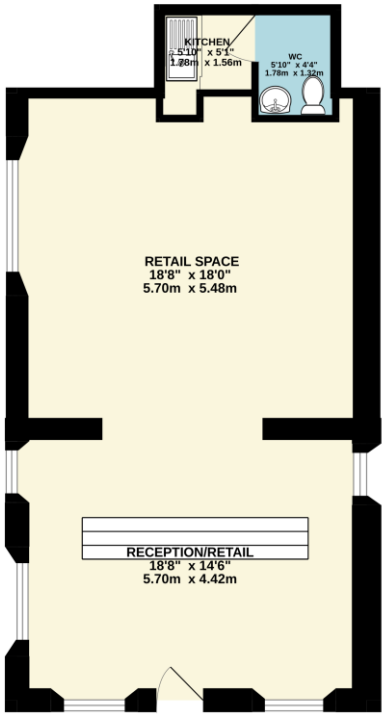
RETAIL UNIT
The Old White Horse
Market Place
SETTLE
BD24 9EF

Energy rating
C

Valid until	Certificate number
29 April 2029	9186-3064-0516-0701-8125

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	60 square metres

GROUND FLOOR



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.
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RETAIL UNIT
The Old White Horse
Market Place
SETTLE
BD24 9EF

Report number
0811-0741-8569-6624-1006

Valid until
29 April 2029

Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.co.uk

rightmove.co.uk
The UK's number one property website

The Property Ombudsman LETTINGS

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.

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