



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 COMPRISSES:

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

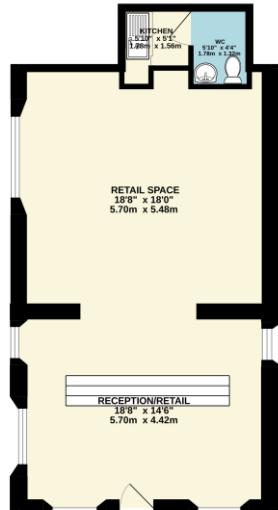
Tenure:

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.

Local Authority:

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



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www.tpos.co.uk

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