



# TO LET

**SHOP UNIT, MARKET PLACE, SETTLE**  
**£ 495.00 PCM**



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# 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 <sup>2</sup> /unit	£ per m <sup>2</sup> /unit	Value
Ground floor retail zone a	16.7	£229.13	£3,826
Ground floor retail zone b	7.6	£114.56	£871
<b>Total</b>	<b>24.3</b>		<b>£4,697</b>
Valuation			
Total value			£4,697
Rateable value (rounded down)			£4,650

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**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 e 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. These checks are to be carried out by Smart Search at a cost of £15.00 plus VAT per each individual tenant of this property. The prospective tenants are required to pay the costs for this directly to NWA Property Management and proof of ID will be required. No Tenancy Agreement will commence until these AMLC checks have been satisfactorily completed and paid for by the Tenants.

**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 <b>C</b>
Valid until <b>11 March 2036</b>	Certificate number <b>7371-6343-8038-1528-2996</b>	

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

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



Market Place  
Settle  
North Yorkshire  
BD24 9EJ

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[www.rightmove.co.uk](http://www.rightmove.co.uk)



[www.tpos.co.uk](http://www.tpos.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 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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