

# SKIPTON

## 89 CAROLINE SQUARE / HIGH STREET BD23 1DA

### PROMINENT SHOP TO LET with A2 CONSENT

#### LOCATION

Skipton is a prosperous and historic market town with a primary catchment of c.78,000. The town's proximity to the Yorkshire Dales and Skipton Castle make it a popular tourist destination.

High Street is the principal thoroughfare and prime retail pitch providing an attractive mix of multiple and independent shops and restaurants. National retailers with stores in Skipton include **M&S, Boots, Next, Costa Coffee** and **Fat Face**.

The subject property is situated on Caroline Square, to the southern end of High Street, prominently located in a parade which includes **Savers, Yorkshire Trading Company, Betfred** and **Lloyds Pharmacy** opposite **Natwest** and **Caffe Nero**.

#### ACCOMMODATION

The premises comprise the following approximate net floor areas:

Ground Floor Sales	1,115 sq ft	103.59 sq m
Ground Floor Storage	35 sq ft	3.25 sq m
First Floor Ancillary	435 sq ft	40.41 sq m
(but potentially to create	603 sq ft	56.02 sqm)

#### LEASE TERMS

The unit is available by way of a new effectively full repairing and insuring lease, for a term in increments of 5 years to include 5 yearly upward only rent reviews.

#### RENT

£38,000 per annum exclusive



#### RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 38,250.00
UBR (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£ 19,086.75
Estimated Payable with Retail Relief	£ NIL

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority (Craven District Council Tel 01756 700600). The Rates Payable may be subject to small business and/or transitional relief.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of band D(77). A full copy of the EPC Certificate is available upon request.

#### VAT

We are advised that the property is not elected for VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

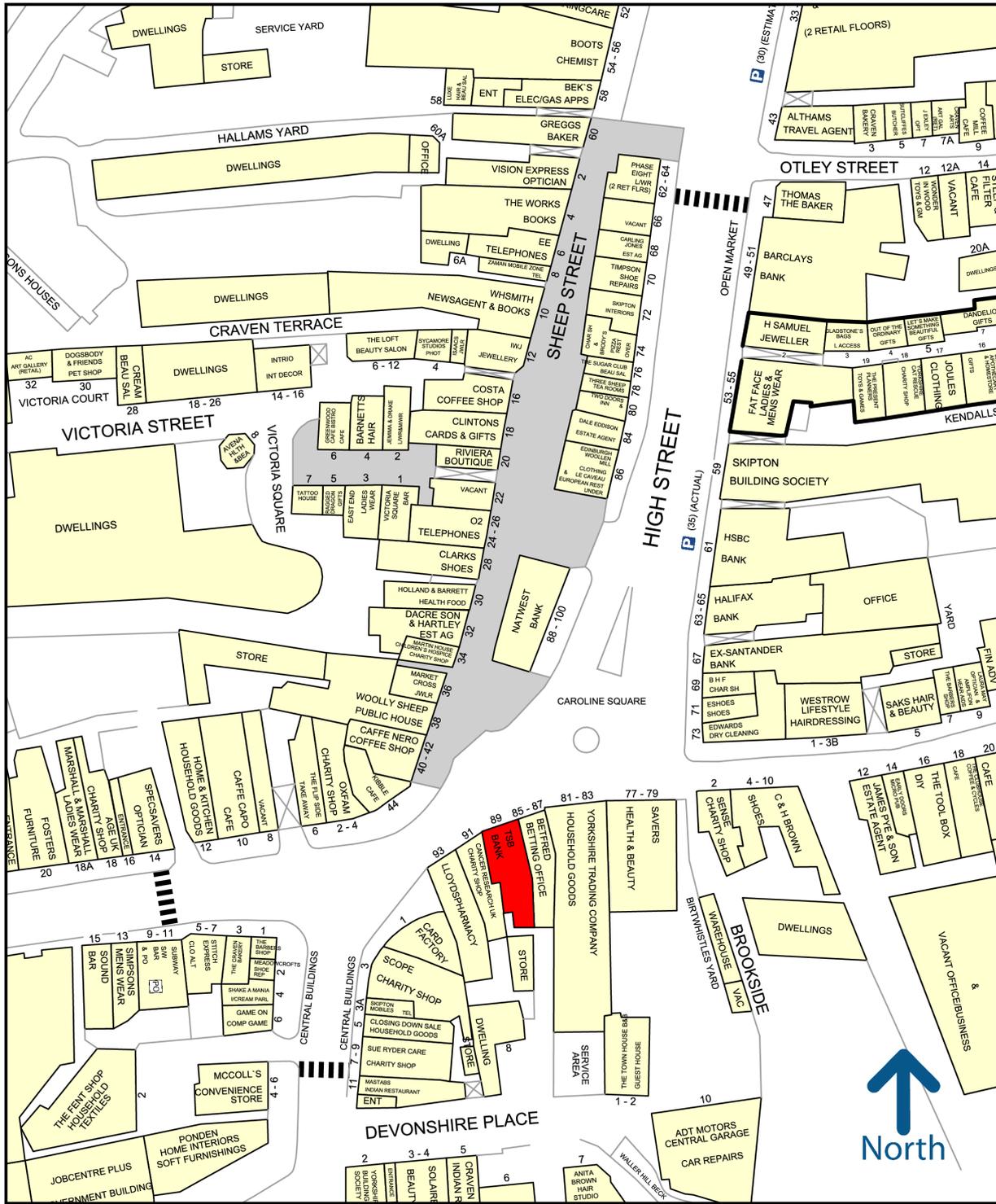
#### VIEWING & FURTHER INFORMATION

For further details and viewing arrangements contact:

Jason Oddy            D: 0113 383 3759  
                                 E: [jason.oddy@brassrow.co.uk](mailto:jason.oddy@brassrow.co.uk)

John Birtwistle        D: 0113 383 3758  
                                 E: [john.birtwistle@brassrow.co.uk](mailto:john.birtwistle@brassrow.co.uk)

#### SUBJECT TO CONTRACT



Experian Goad Plan Created: 20/02/2020  
 Created By: Brassington Rowan



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