

## LOCATION

Skipton is a market town and civil parish in the Craven district of North Yorkshire, approximately 25 miles North east of Leeds and 20 miles North east of Bradford.

The property is situated on High street amongst a mix of independent and national retailers.

## SITUATION

National retailers in the town include Dorothy Perkins, Mountain Warehouse, Boots Pharmacy, Greggs, House of Fraser, Barclays Bank, H. Samuel, Fat Face and more.

## TURNOVER LEASE

The property is available on a Leasehold basis with the lease expiring on 9<sup>th</sup> September 2026.

## Annual Rent

£63,000 per annum

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## EPC

A copy of the energy performance certificate is available upon request

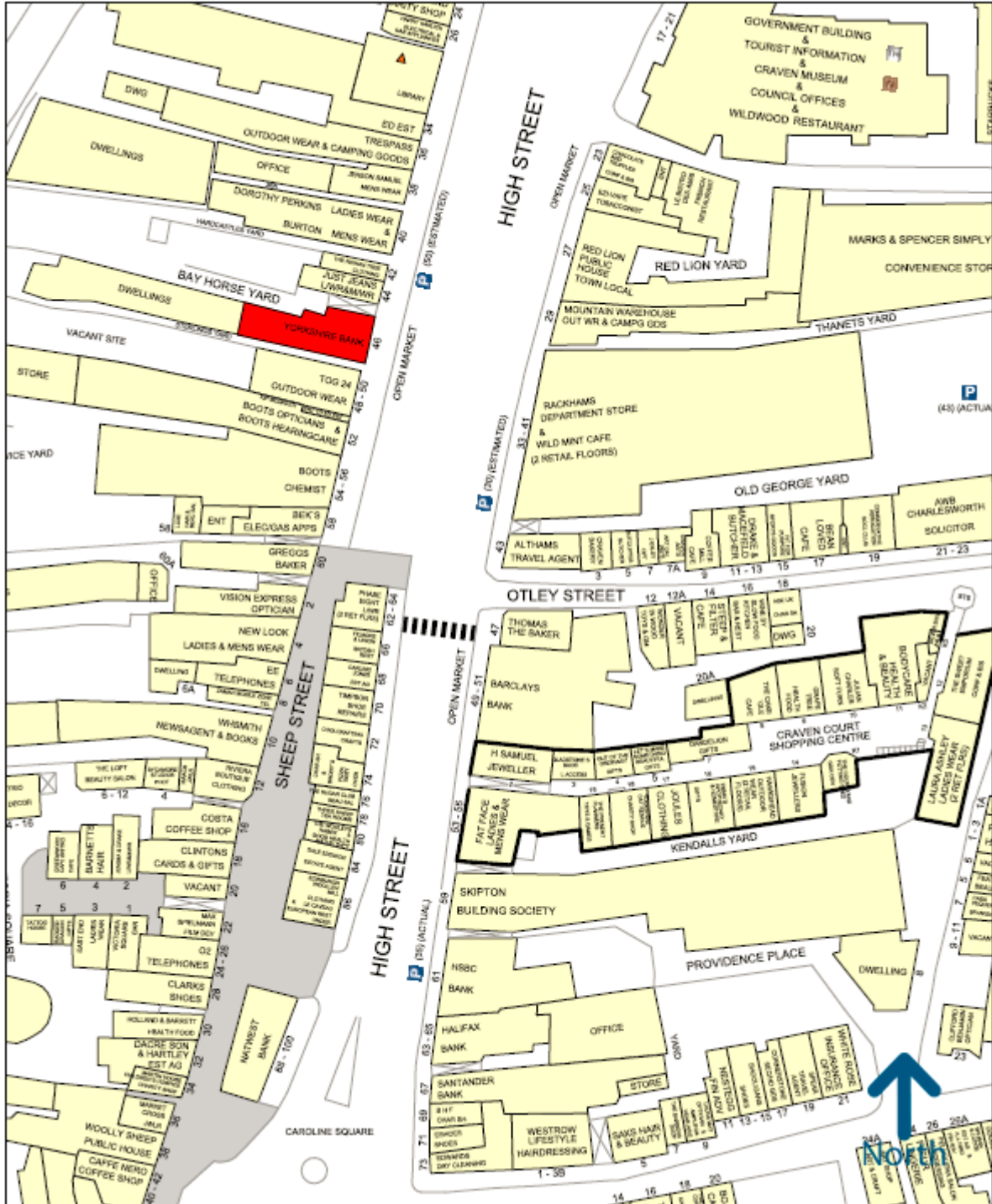
## Accommodation

Ground Floor Sales	178.91 sq. m	1,925 sq. ft
First Floor	53.8 sq. m	579 sq. ft
<b>TOTAL</b>	<b>232.71 sq. m</b>	<b>2,504 sq. ft</b>

Please note initial areas are indicative, taken off VOA prior to a full property inspection.

## Business Rates and Service Charge

Rateable Value (2017)	£44,400
Rates Payable (2019/20)	£21,800
Uniform Business Rates (2019/20) (exclusive of water & sewerage)	0.491
Service Charge	TBC



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