

To Let/For Sale



Skipton

61 High Street

1,527 sq ft (141.86 sq m)

Rent: £45,000 pax / Freehold: Upon Application

100% Prime Position

Location & Description:

- Skipton is an attractive market town and regularly features as one of the best places to live in the UK. Situated approximately 25 miles North West of Leeds and 22 miles West of Harrogate. The property is located on the east side of the High Street with nearby occupiers including Fat Face, H Samuel, Skipton Building Society, Loungers, Costa and 02.
- A highly prominent Grade II listed property arranged over ground, first and second floors. The main ground floor comprises a former banking hall with ancillary/office accommodation at first floor. There is a separately accessed rear section to the premises which could be made self contained and suitable for conversion (STP).
- There is a private car park at the rear with space for approximately 8 cars.

Demise:

Ground Floor	1,527 sq ft (141.86 sq m)
Basement	141 sq ft (13.01 sq m)
Part First Floor Sales	1,061 sq ft (98.57 sq m)
Part First/Second Floor	1634 sq ft (151.80 sq m)

(access via separate entrance)

Rent:

£45,000 per annum exclusive.

Freehold:

Available upon request.

Lease:

The premises are available by way of an FRI lease.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £47,000.

Date Prepared:

February 2025.

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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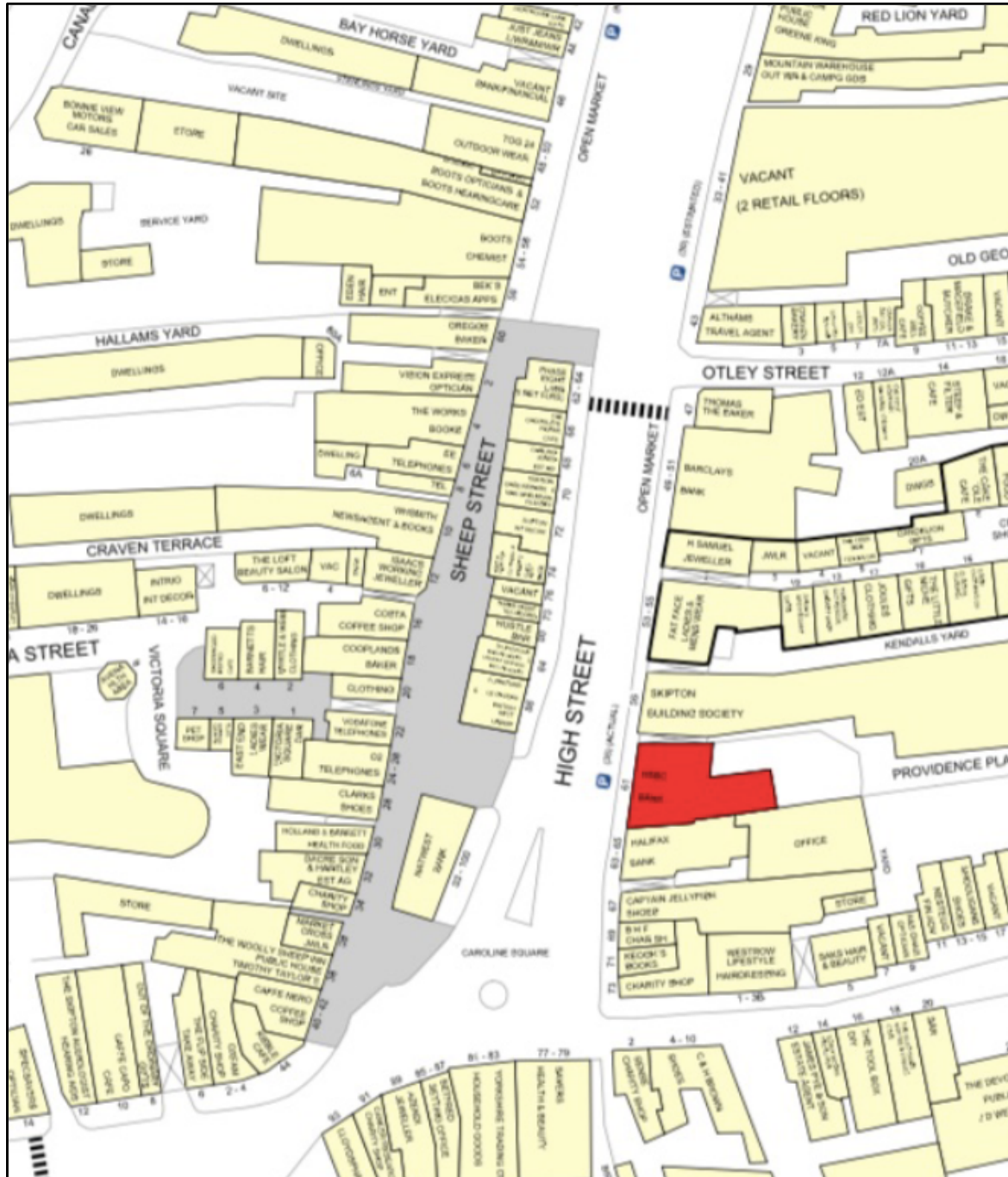
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