

HIGH STREET PROPERTY / CLASS A2

46 High Street, Skipton BD23 1JR



**Rent: £63,000 PA**

**Ground Floor Area**

1,925 Sq ft / 179 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

Richard Barker

Mob: 07771 604525

Email: [richard@barkerproudlove.co.uk](mailto:richard@barkerproudlove.co.uk)

**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 including Dorothy Perkins, Mountain Warehouse, Boots Pharmacy, Greggs, House of Fraser, Barclays Bank, H Samuel and Fat Face.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	1925	178.91
First Floor	579	53.8

**Rent:**

The passing rent is £63,000 per annum exclusive.

**Tenure:**

The premises are currently held on a Full Repairing and Insuring lease which expires on 09/09/2026. The lease is available by way of assignment or sub-letting.

**Business Rates:**

The premises currently has a rateable value of £44,400.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**EPC:**

Energy Performance Asset Rating - C

**Legal Costs:**

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

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

July 2020

Subject to Contract

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