

## SKIPTON • 11 HIGH STREET • ALBION PLACE



### LOCATION

Skipton is an attractive market town located in the Craven district of North Yorkshire, with strong transport links to Leeds via the A65 and Liverpool and York via the A59. Skipton has a large local catchment and as 'the Gateway to the Dales' benefits from significant year-round tourist visitors.

Skipton's retail offer is a mix of national, regional, and independent retailers including **Sports Direct, Next, Boots** and **M&S Foodhall**. The town's outdoor market takes place four days a week and hosts a wide variety of independent market stalls.

Albion Place is a new purpose-built retail development which hosts retailers such as **Next, Cotswold Outdoor, Starbucks, Toyland and Pavers**. The development is adjacent to the town's main 300-space car park.

The subject unit is situated on the High Street adjacent to **Pizza Express** and close to **Alexanders and Wildwood** and the entrance to **Skipton Castle**.

### TERMS

The unit is available by way of new effective full repairing and insuring lease. Rent on application.

The tenant will be liable for service charge and insurance costs. Please enquire for further details.

### ACCOMODATION

The property is arranged over ground floor and First Floor Sales and provides the following net internal area:

<b>Ground Floor Sales</b>	<b>1,572 sq ft (146 sq m)</b>
<b>First Floor Sales/Staff</b>	<b>1,496 sq ft (139 sq m)</b>

The premises also offer the opportunity for external seating areas, both to the front (subject to licence) and a demised area to the rear overlooking Museum Walk.

### RATING

We understand that the premises have been assessed for business rates as follows:

**Rateable Value: £26,000**

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

### EPC

An EPC will be made available on request.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any leasing transaction.

### VAT

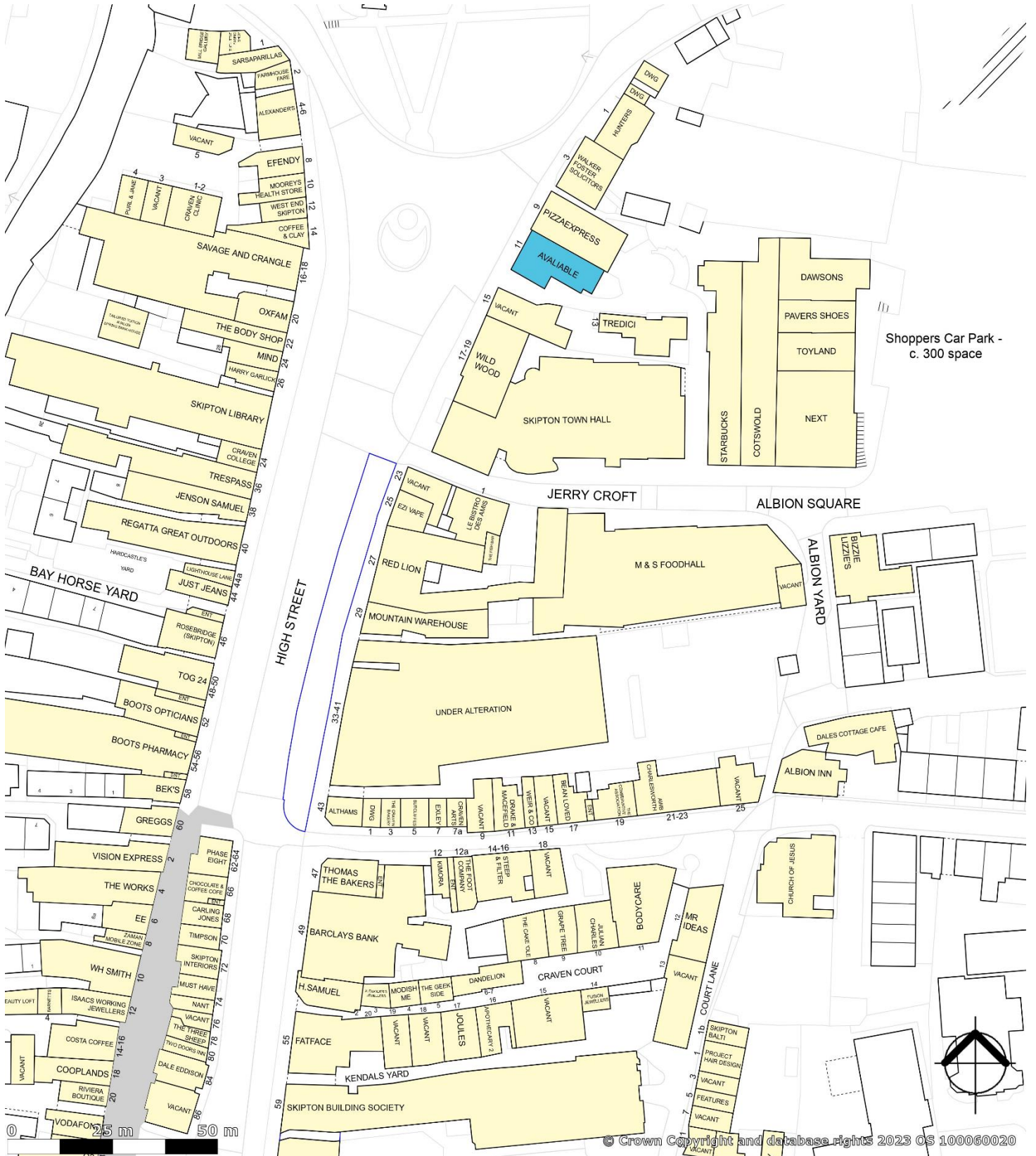
All figures quoted are net of VAT and VAT will be payable in respect of this property.

### VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000  
Email: [david@rj-ltd.co.uk](mailto:david@rj-ltd.co.uk) or [liam@rj-ltd.co.uk](mailto:liam@rj-ltd.co.uk)

**SUBJECT TO CONTRACT AND VACANT POSSESSION**

## PRIME SHOP / RESTAURANT - TO LET



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