

**SKIPTON • UNIT 6A • ALBION PLACE
ADJACENT TO NEW 8,000 SQFT PURE GYM**



Skipton is an affluent and 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 benefits from all-year round tourists, visiting Skipton Castle and walking through Skipton outdoor market.

Skipton offers national, regional, and independent retailers including **Sports Direct, Next, Boots** and **M&S Foodhall**. The outdoor market takes place on Mondays, Wednesday, Thursday, and Saturdays, 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, Starbucks, Pure Gym** and **Pavers** and fronts the 300-space council owned car park. The available unit is situated next to Pavers, overlooking the car park.

TERMS

The unit is available by way of new effectively full repairing and insuring lease, we are seeking rental offers in the region of **£50,000** pax.

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

ACCOMODATION

The property is to be arranged over ground floor only and will extend to the following net internal area:

Ground Floor GIA | 4,273 sq ft (397 sq m)

RATING

The premises will be re-assessed for business rates. Based on the previous RV our estimate of the likely new assessment is approximately:

Estimated Rateable Value: £35,000

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.

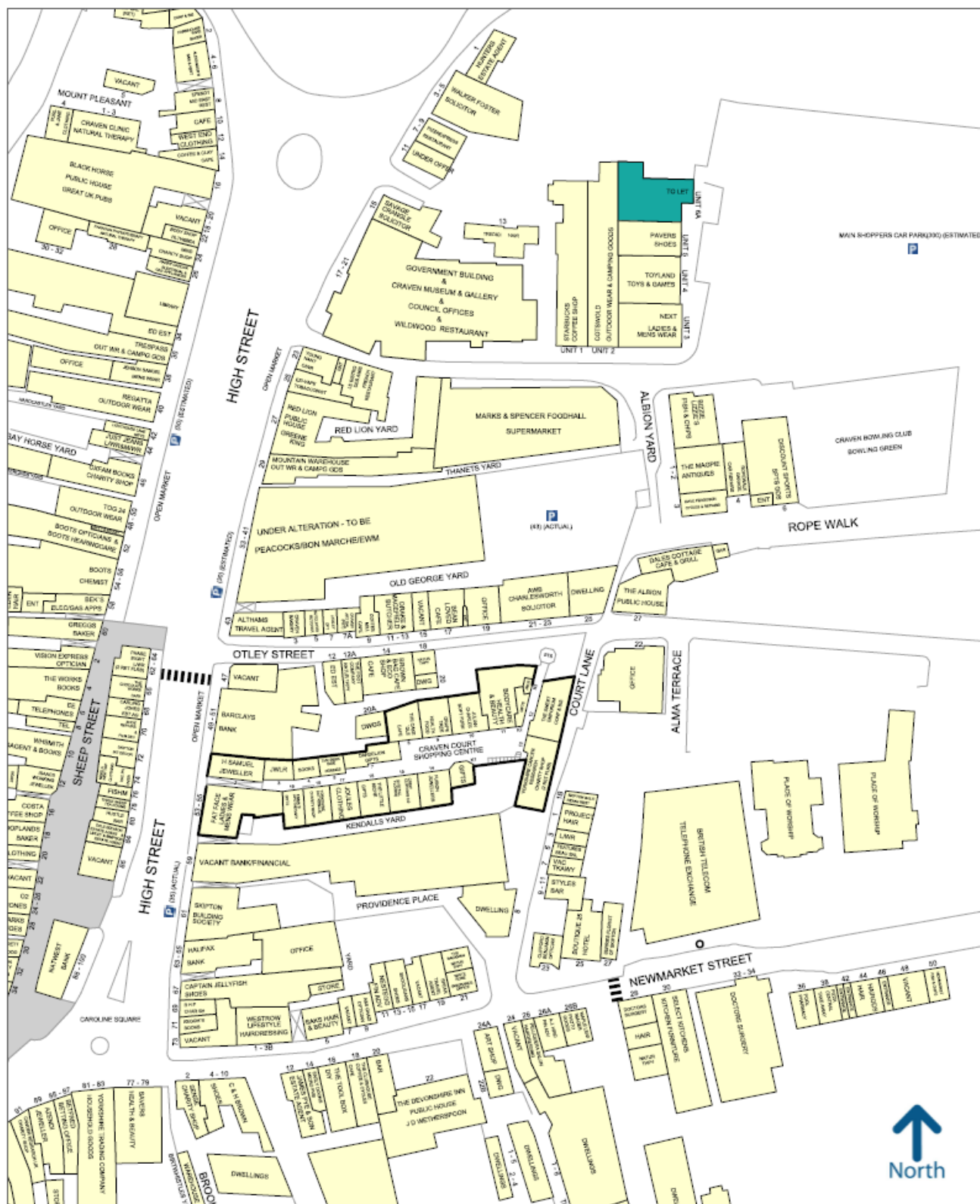
VAT

All figures quoted are net of VAT and VAT may 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

SUBJECT TO CONTRACT



Experian Goad Plan Created: 11/12/2024
Created By: Rawstron Johnson

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