

Confidential Offer

SALES/SHOWROOM PREMISES

Approx. 544 sq.m./5,854 sq.ft.

TO LET



**AIREDALE BUSINESS CENTRE
KEIGHLEY ROAD
SKIPTON
BD23 2TZ**

- **High profile premises fronting main vehicular route •**
- **Suitable for a variety of uses – including retail (subject to appropriate consents) •**
 - **Good access and private parking •**
 - **Potential for expansion if required •**
- **LEASE TERMS ON APPLICATION (FRI) •**

These particulars are intended only to give a fair description of the property as a guide to buyers accordingly a) their accuracy is not guaranteed and neither Westlake & Co nor their vendor(s) accept liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars.

Particulars

(All floor areas approximate - for guidance purposes only)

Purpose built for the motor trade the premises comprise a modern detached unit offering high profile quality showroom and workshop/storage accommodation on ground level with high quality mezzanine offices over part.

The unit is located within the premier commercial district just to the South of Skipton centre, fronting the main route into the town and close to it's junction with the by-pass.

The planning office have indicated that the property may be considered suitable for some forms of retailing (most probably subject to a conditional/personal consent). Interested parties should make further enquiries to the planning office at Craven District Council – 01756 700600.



Schedule of Accommodation

	Sq.m.	Sq.ft.
Ground floor building footprint	384.0	4,135
Ground floor showroom	201.6	2,170
Ground floor works	173.3	1,865
First floor mezzanine	169.0	1,819
Total area	544.0	5,854

(Areas quoted on a net internal basis)

Externally the unit benefits from extensive private surfaced parking with good access via the main estate road (Millenium Road).

Rates: Rateable Value £43,500. The amount payable for the current year 2008/9 is £20,097 (Source: Craven District Council).

Services: All mains services are understood to be available and installed. The accommodation has the benefit of gas heating. None of the services or installations have been tested.

Lease Terms: The premises are available immediately on tenant's effective Full Repairing and Insuring Terms (minimum three years).

Planning: Present use is understood to be 'sui generis' (i.e. not within any specific Use Class). Alternative uses will require planning consent – interested parties should contact Craven District Council – 01756 700600 – as above).

Rent: On application.

Note: The offer of these premises is confidential and interested parties are asked to treat this information accordingly. Under no circumstances should any direct approach be made to the property.

Viewing: Strictly by arrangement with the sole agents – 01756 748100 (reference AMD/ER).

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