

REGULATED BY RICS

WESTLAKE & CO
CHARTERED SURVEYORS

CROSS HILLS

SHOP TO LET

45sq.m. (484sq.ft) on two floors

Available Spring '09 at £4,500 per annum.



10 MAIN STREET, CROSS HILLS, BD20 8TB

Strategically located in the heart of Cross Hills village centre and adjacent to the central car park, this interesting and unusual shop unit might well appeal to a specialist retailer seeking a small low-rent opportunity in a good trading location.



The Estate House, South Street, Gargrave
Skipton, North Yorkshire, BD23 3RT
Telephone: (01756) 748100 Fax: (01756) 748104

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Accommodation:

ENTRANCE PORCH (shared with upper floor flats), four steps up from Main Street.

RETAIL AREA, 4.64m x 4.58m with small paned display window.

INTERNAL STAIRCASE down to Lower Ground Level.

RETAIL/UTILITY, 5.20m x 4.60m (overall) including WC/TOILET BASIN and KITCHENETTE with separate EXTERNAL ACCESS (steps down from Main Street).

Rates: To be assessed (tenant responsible for rates).

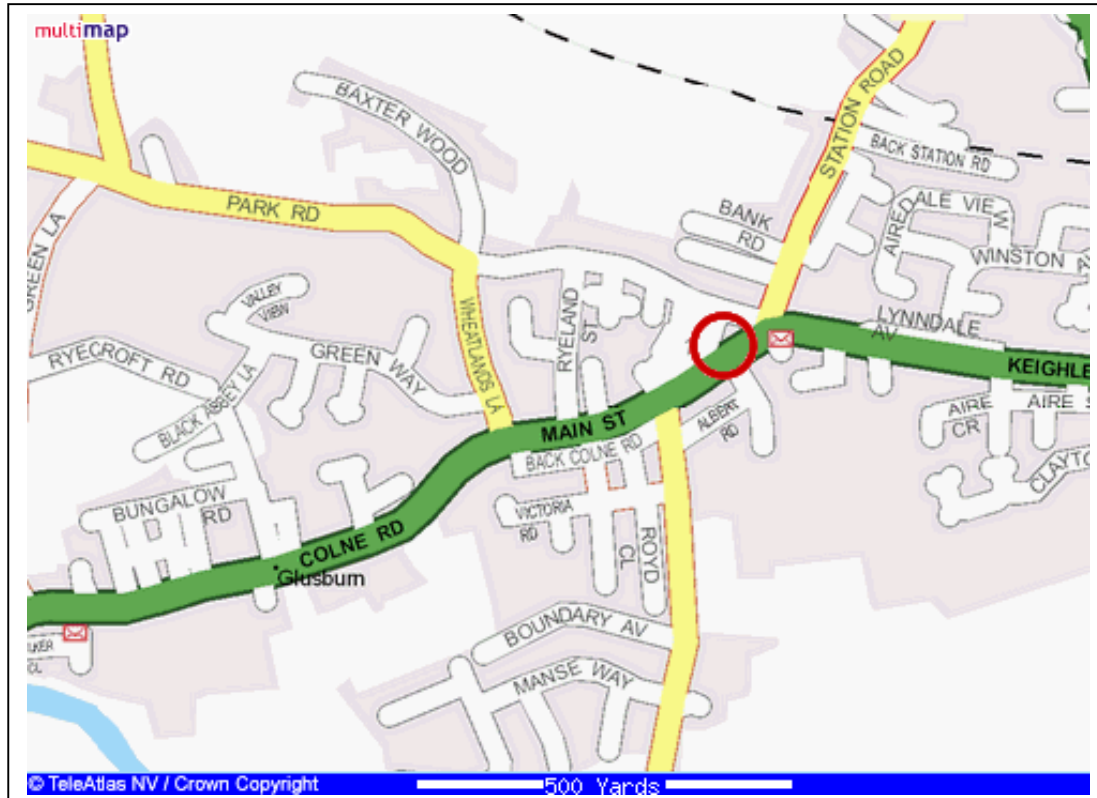
Services: All mains services available (tenant responsible for utilities).

Energy Performance Certificate: To be provided by Landlord.

Terms: The property is available on a three year agreement (otherwise by negotiation) at a rental of £4,500 per annum with the tenant responsible for internal repairs, utilities, rates and the lease cost.

V.A.T: Not applicable.

Viewing: By arrangement with Karen Chown – 01756 748100
(karen@westlakeandco.co.uk)



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