

REGULATED BY RICS

WESTLAKE & CO
CHARTERED SURVEYORS

TOWN CENTRE OFFICES
(Suitable for occupation on a residential basis if required)
FOR SALE/TO LET

APPROX. 68.6 sq.m./740 sq.ft. gross



72 OTLEY STREET
SKIPTON BD23 1ET

- Double fronted end of terrace property providing for high levels of natural light •
 - Two offices on each of ground and first floor levels •
 - (Potential for attractive two bedroom home) •
- Close to town centre – within a few minutes level walking distance •



RENT £7,500 per annum exclusive
FREEHOLD – OFFERS IN EXCESS OF £100,000

The Estate House, South Street, Gargrave
Skipton, North Yorkshire, BD23 3RT
Telephone: (01756) 748100 Fax: (01756) 748104
Email: info@westlakeandco.co.uk www.westlakeandco.co.uk

PARTICULARS

(The following information is offered for guidance – interested parties should satisfy themselves as to the accuracy of all details)

Accommodation:

Ground Floor:

RECEPTION OFFICE 3.8m x 3.7m.

OFFICE 3.6m x 3.3m (maximum). Windows to front and side.

Inner Lobby Area with stairs to down to basement and to first floor.

KITCHEN 2.35m x 1.45m (average). Fitted base and wall units incorporating steel sink.

Lower Ground Floor:

STORE CELLAR 3.6m x 3.3m (average).

First Floor:

LANDING with W.C. off and pedestal toilet basin.

OFFICE 3.75m x 3.3m. Fitted cupboards.

OFFICE 4.7m x 3.6m (both maximum).

Schedule of Accommodation:

	Sq.m.	Sq.ft.
Net ground floor area	28.6	307
Net first floor area	25.0	269
Total net floor area	53.5	376
Basement	11.9	128

Rates: Rateable Value £3,250. The current rate in the £ is 48.1p and the amount payable for the year 2009/10 £1,576.25. (Craven District Council – 01756 700600). The property may be eligible for small business relief.

Services: Mains services are understood to be available and installed (the accommodation having the benefit of central heating). None of the services or installations have been tested.

Lease Terms: The premises are available immediately on tenants full repairing and insuring terms for a minimum period of three years.

Planning: The premises are considered suitable for conversion back to residential use (subject to appropriate planning consent) – interested parties should direct their enquiries to Craven District Council Planning Department 01756 700600.

Rent: £7,500 per annum exclusive.

Sale Price: Offers invited in excess of £100,000 for the freehold interest with vacant possession.

Viewing: Strictly by arrangement with the sole agents. (ref: AMD/ER).

Details prepared 15.7.09

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.