

REGULATED BY RICS

**WESTLAKE & CO**  
CHARTERED SURVEYORS

**PRIME SHOP UNIT**

**52.6 sq.m. (566 sq.ft.) SALES AREA  
PLUS STORAGE  
IMMEDIATELY AVAILABLE  
at £26,500 per annum plus VAT**



**20 HIGH STREET,  
SKIPTON,  
BD23 1JZ**

Strategically located at the Northern end of the High Street with good visual prominence, this attractive unit is directly opposite the Town Hall and Ropewalk which is the preferred route from the town's main car park past Marks and Spencer.

Nearby neighbours include Thorntons Chocolates, Next, Claire Whitaker, David Goldie, Body Shop and Wilds Bakery.



**The Estate House, South Street, Gargrave  
Skipton, North Yorkshire, BD23 3RT**

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**Accommodation:**

**Sales Shop** 9.36m x 5.80m with display window and timber strip floor.  
**Store** 4.0m x 3.18m.  
**Kitchen and Toilet.**



**Summary of Areas:**

	Sq.M.	Sq.Ft.
Retail	52.6	566
Storage etc.	15.5	167

**Rates:** R.V. £24,750. The Uniform Business Rate is 41.4p in the £ and the amount payable for the current financial year (2010/11) is £10,246.50.

**Services:** All mains services are available (none tested).

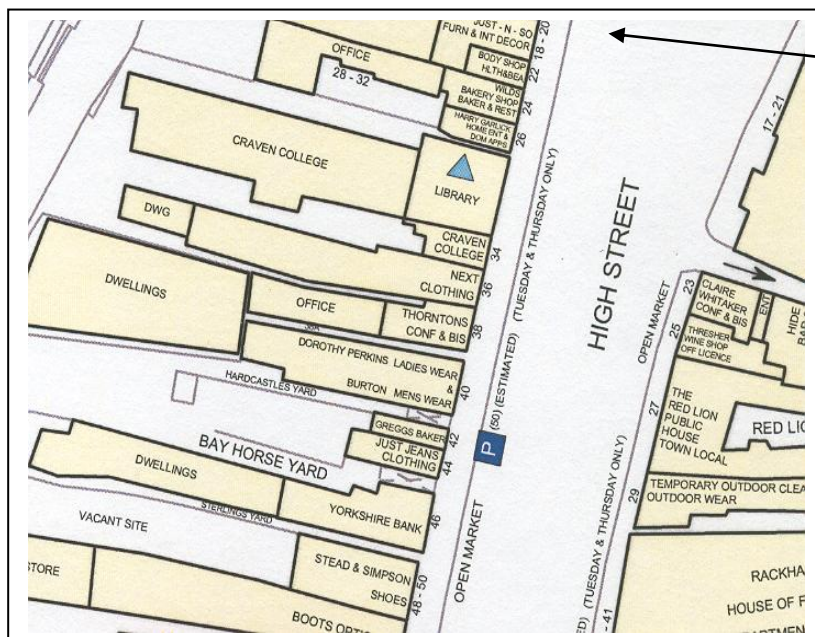
**EPC:** To be provided.

**Terms:** The unit is available on a six year lease (longer if required) subject to a three year tenant-break at a rental of £26,500 per annum with the tenant responsible for internal repairs, utilities, rates and landlord's (reasonable) lease costs.

**VAT:** VAT is applicable.

**Viewing:** By arrangement with the sole agents (Jess Jackson) 01756 748100.

**Landlord's Solicitors:** Gordons LLP, Riverside West, Whitehall Road, Leeds, LS1 4AW (Dawn Carlisle – 0113 227 0270).



Subject Property

Date of Preparation : 1.6.10

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