

REGULATED BY RICS

WESTLAKE & CO
CHARTERED SURVEYORS

CENTRAL SHOP UNIT

**42sq.m. (452sq.ft) Open plan Sales Area
Plus two bed. Flat.**

**IMMEDIATELY AVAILABLE
AT £19,250 per annum (FRI)**



12 HIGH STREET, SKIPTON, BD23 1JZ.

Located at the Northern end of the High Street, close to the Castle, Parish Church and Town Hall, this attractive double fronted shop has good visual prominence and the advantage of on-site parking, other than on market days.

Nearby neighbours include Thornton's Chocolates, Next, Claire Whitaker, David Goldie, Body Shop, Wild's Bakery, Craven College and The Black Horse (PH).



**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

Accommodation:

Double fronted **SALES SHOP** with central porch measuring 4.77m (wide) x 5.0m (deep).

REAR SALES AREA, 4.92m (deep) x 3.70m (wide) with partitioned **OFFICE**.

STORE under stairs, 1.45m x 0.88m. Cupboard.

Built-on **KITCHEN**, 2.25m x 1.35m.

First Floor:

LANDING.

LIVING ROOM, 4.96m x 4.86m.

KITCHEN, 4.92m x 2.73m with sink, cupboards and units.

SHOWER ROOM with w.c. and toilet basin.

Second Floor:

Two **BEDROOMS**, 4.90m x 2.76 and 3.66m x 3.0m.

Summary of Areas (net):

	Sq.m:	Sq.ft:
Front Retail	23.9	256
Rear Retail	18.2	196
Flat (two floors)	62	668

Rates: R.V. £13,250. The Uniform Business Rate is 40.7p in the £ and the amount payable for the current financial year (2010/11) is £5,392.75. The living accommodation has been placed in Band A for Council Tax purposes.

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

EPC: To be provided.

Terms: The shop is available on lease (term to be negotiated) subject to a three year review pattern at a rental of £19,250 per annum with the tenant responsible for repairs, utilities, rates and landlord's (reasonable) lease costs.

V.A.T: Not applicable.

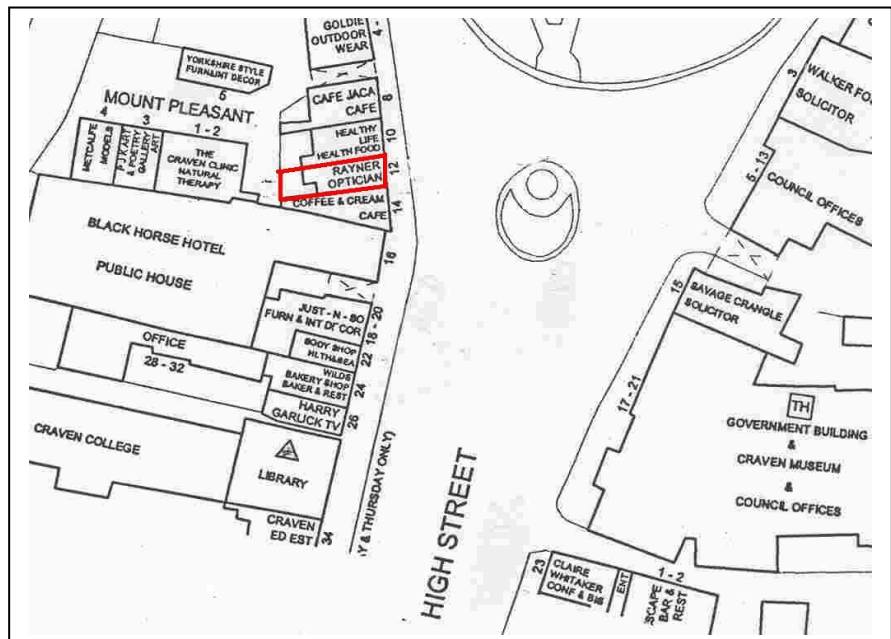
Viewing: By arrangement with Jess Jackson – jess@westlakeandco.co.uk or

Joint Agent:

John Pallister,
The Coach House,
28 Duck Street,
Clitheroe,
BB7 1LP
(Tel: 01200 425697)

Landlord's Solicitors:

Charlesworth Wood & Brown,
23 Otley Street, Skipton,
BD23 1DY.
(Nicola Chambers).



Date of Preparation: 08.06.10

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.