

First Floor Office Suite (approx. 306sq.m/3,294sq.ft)
Potential for alternative use as dance studio or gymnasium etc
(subject to Planning)
Available March 2019 at £20,000 per annum

ALBION HOUSE

ALBION SQUARE

ROPE WALK

SKIPTON

BD23 1ED

- Former mill premises converted to light and spacious first floor offices
- Central location in the heart of town next to Rackhams, M & S and Town Hall Car Park yet with open views across an adjacent bowling green.



Accommodation:

Ground Floor: ENTRANCE FOYER with return staircase to RECEPTION AREA.

LADIES' & GENTS' TOILETS.

KITCHEN.

Range of partitioned OFFICES and STORAGE.

Gross internal area 306sq.m./3,294sq.ft.

Net internal area 228sq.m./2,454sq.ft.

N.B. Most of the internal walls are partitions which could be removed to create a large open space suitable for a variety of alternative uses including leisure, subject to Planning Approval.

Rates: R.V. £15,500.

Amount payable for current financial year (2018/19) £7,641.50.

Services: All mains services are available and installed together with gas fired central heating.

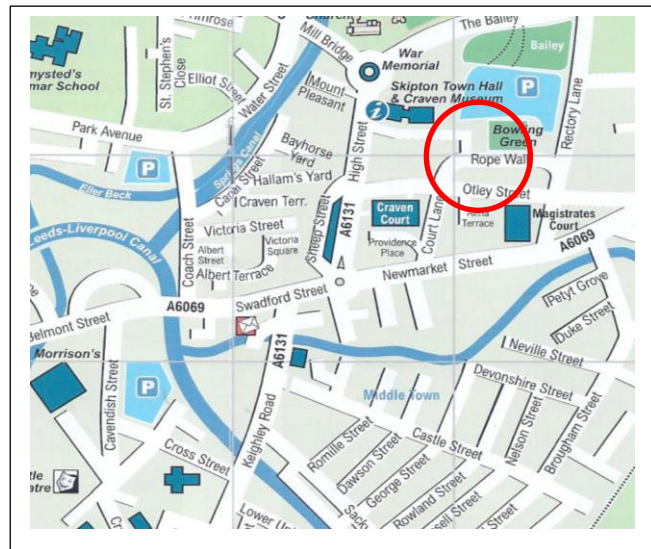
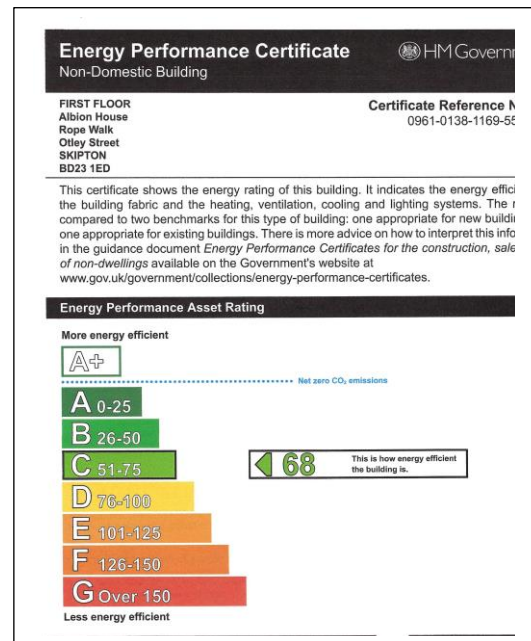
V.A.T: The rent is not subject to V.A.T.

Viewing: Only by arrangement with the sole agents.

NB: The premises are currently occupied and viewing without appointment will not be permitted.

Landlord's Solicitors:

Messrs. Turner & Debenhams, Ivy House, 107 St. Peter's Street, St. Albans, AL1 3EW.



Lease Terms:

The unit is available by way of a new internal Repairing and Insuring Lease at an initial rent of £20,000 per annum for a term of years to be agreed (three years minimum).

Details Prepared: 7th November 2018

Westlake and Co is the trading name of McDowell Westlake Ltd. McDowell Westlake Ltd for themselves, for any joint agents and for the Vendors or Lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended Purchasers or Lessees and do not constitute nor constitute part of any offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the McDowell Westlake Ltd has any authority to make or give any representation or warranty whatever in relation to this property; (l) all rentals and prices are quoted exclusive of VAT.