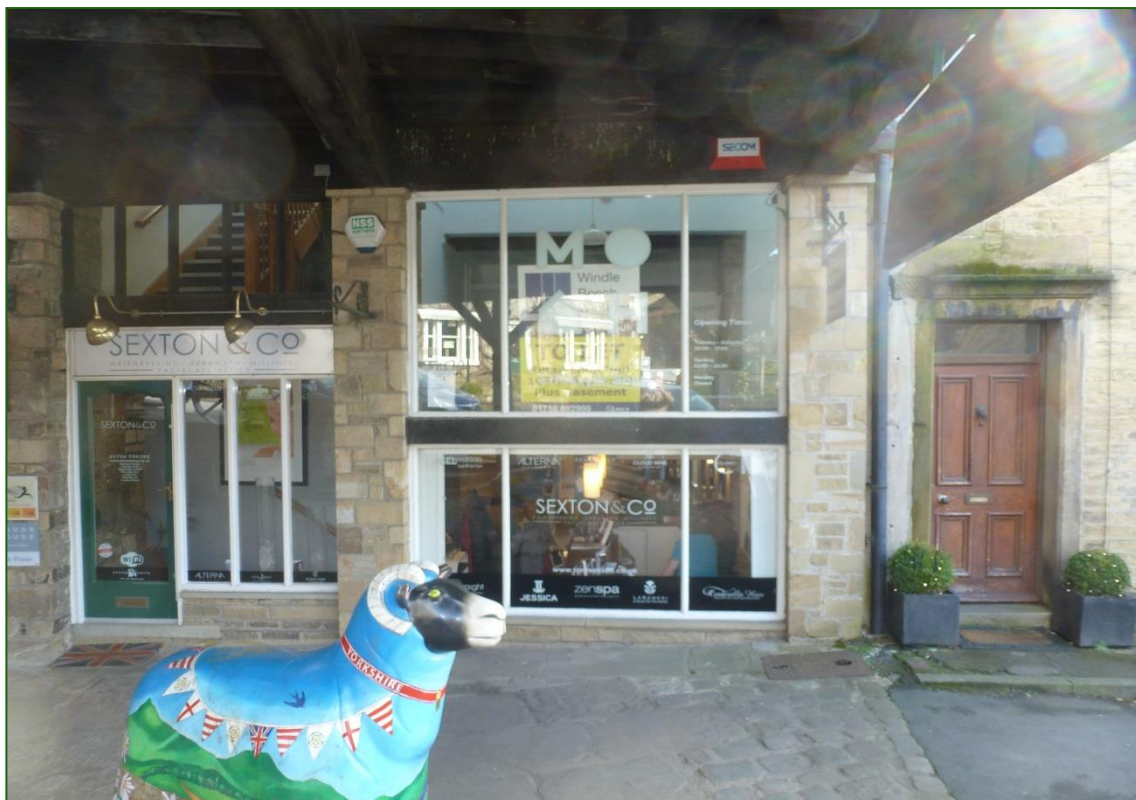


**CENTRAL SKIPTON  
STUDIO/RETAIL UNIT  
29 SQ.M. (312 SQ.FT.) ON MEZZANINE LEVEL  
AVAILABLE FROM FEBRUARY 2020 AT £4,750 P.A.**

**UNIT 3,  
THE HIGH CORN MILL  
CHAPEL HILL  
SKIPTON  
BD23 1NL**

- Interesting and unusual mezzanine unit forming part of the unique High Corn Mill Complex adjacent to picturesque Springs Canal
- Readily accessible to the High Street and with car parking space available
- Suitable for use as a studio, office or shop



## Location & Description

This fascinating (Grade II Listed) Medieval Water Mill originally ground corn but nowadays the water turbine generates electricity and the mill has been sympathetically adapted to create a fascinating blend of shops and offices in a discreet location just a stone's throw from the High Street.

## Accommodation

GROUND FLOOR ENTRANCE from covered canopy with ten steps up to mezzanine level.

SALON, 5.42m x 3.70m with full width display window, beams, extraction fan and split level floor

TREATMENT ROOM 3.60m x 2.51m with stainless steel sink and strip floor.

Communal TOILET and SHOWER FACILITIES are located close by.

Rates: £3,250.

*No rates payable to qualifying tenant.*

## EPC:

The Corn Mill is a Listed Building and an EPC is not required.

Outside: Single parking space available in private yard at rear.

## Service Charge:

The Service Charge includes maintenance of the structure, cleaning of the commonways and water.

Current Service Charge £583.08.

Current Insurance £328.92.

## VAT:

Rent and Service Charge subject to VAT.



## Viewing:

By arrangement with Michael S Westlake (01756 748100)

## Rent:

£4,750 per annum

Details Prepared: 7<sup>th</sup> January 2019

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