



73a High Street
Skipton, BD23 1DS

TO LET - 73a High Street, High Street, Skipton, BD23 1DS

A Lock Up Retail Unit/Kiosk Negotiable lease terms

DESCRIPTION

A compact ground floor unit suitable for a variety of uses including retail, office, professional services or would suit a salon use. Situated just off the busy Skipton High Street with a High Street address but an affordable rental. Nearby occupiers include Café Nero, Nat West, Skipton Building Society and Saks.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (all measurements are approximate):

Internal Width	4.80m (15ft 8ins)
Shop Depth	5m (16ft 8ins)
Retail Area	30.30 sq m (326 sq ft)

RATEABLE VALUE

The property is currently being re-assessed. Small Business Rate Relief (for qualifying occupiers) may be available resulting in a nil rate liability. This will not be confirmed until the rating assessment is completed.

LEASE TERMS

The property is available on an effectively fully repairing and insuring lease for a term of years to be agreed.



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD

RENT

£10,000 pa (exclusive) plus VAT and Service Charge.

LEGAL COSTS

The Landlord will require a contribution towards legal costs of £500 plus VAT (£600).

SERVICE CHARGE

TBC

VAT

Rent, Service Charge and building insurance will be subject to VAT at the prevailing rate. All figures quoted are exclusive of VAT.

EPC

TBC

VIEWING

Strictly by prior appointment with the Sole Agents, WBW Surveyors Ltd. To make an appointment please contact WBW Surveyors Ltd on 01756 692900.

ANTI MONEY LAUNDERING

In accordance with anti money laundering regulations, two forms of ID and confirmation of the source of funding will be required from successful tenants.

Details Prepared September 2026

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential. **ANTI MONEY LAUNDERING:** We are required by the HMRC to undertake Anti Money Laundering checks for all Landlords and Tenants. These checks are carried out through Smartsearch and there is a fee of £25. + VAT per search. We are unable to progress with your application until the checks have been completed satisfactorily.

