



Office (EPC Rating: C)

**FIRST FLOOR OFFICE, 16 SWADFORD STREET,
SKIPTON, BD23 1RD**

£13,000 Per Annum
inclusive of electricity and heating

Located in the centre of Skipton fronting Swadford Street, this self contained first floor office is divided into four separate rooms and is available immediately. Rent quoted includes heating and electricity. EPC - C

LOCATION

Skipton has a busy town centre and is famous for its four days a week market on the High Street. Popular with tourists and day-trippers because of its Castle and local walks, it is also within 10 minute drive of the Yorkshire Dales National Park and the popular holiday destinations of Malham, Grassington and Bolton Abbey.

DESCRIPTION

16 Swadford Street is a multi occupied building with offices located at first and second floor level. The available suite is located at first floor level and comprises five separate rooms. Communal WCs and kitchenette.

ACCOMODATION

Office 1 13.3 sq m (143 sq ft)

Office 2 7.6 sq m (82 sq ft)

Office 3 16.7 sq m (178 sq ft)

Store Room 1 20.2 sq m (217 sq ft)

Store Room 2 10.4 sq m (112 sq ft)

Total Area 68.2 sq m (735 sq ft)

Measured in accordance with the RICS Code of Measuring Practice (6th Edition). All measurements are approximate.

TERMS

The office is available by way of a new lease for a term of years to be agreed at a rent of £13,000 per annum, inclusive of service charge, electricity and heating costs.

EPC

The property has an energy performance rating of C (66)

BUSINESS RATES

The property has a rateable value of £7,600 (2023 list - information taken from www.tax.service.gov.uk/business-rates-find/). The property may be eligible for full small

business rates relief and interested parties are advised to obtain more information by visiting www.voa.gov.uk or calling North Yorkshire Council.

VAT

The rent, service charge and building insurance charge will be subject to VAT at the prevailing rate. All figures quoted are exclusive of VAT

VIEWING

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers and tenants arrange for a qualified person to check the relevant installations before entering into any commitment

AGENT'S NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Call us on

01756 799163

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<https://carlingjones.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.