

73 High Street
Skipton, BD23 1DS



TO LET

73 High Street, Skipton

BD23 1DS

Attractive double fronted shop with extensive basement storage in a prominent High Street corner location

Rent: £19,500 per annum, plus insurance, service charge and VAT

Negotiable lease terms - rent free period available

- Prominent High Street sales shop in a prime location with valuable return frontage along Newmarket Street, two of the main thoroughfares into the vibrant town of Skipton.
- The property benefits from adaptable ground floor retail space together with the added benefit of a large basement storage area incorporating kitchen and toilet facilities.
- Situated in a highly visible location fronting onto High Street in an established central retail position overlooking Caroline Square.
- On Street parking is available on non market days on the High Street although the towns major car parks are conveniently situated close by.
- Nearby occupiers include Nat West, Fat Face, H Samuel, Boots and a number of smaller retail outlets, cafés and restaurants providing added colour to the High Street.



LOCATION

The historic market town of Skipton is known as the Gateway to the Yorkshire Dales and is a focal point that attracts an ever increasing number of shoppers and visitors throughout the year. The town has a wealthy catchment area of over 70,000 people which feeds from neighbouring villages into the town and enjoys a thriving tourist business throughout the year for visitors enjoying Skipton Castle, Leeds and Liverpool Canal, together with the many shops and restaurants in the town centre.

DESCRIPTION

The property comprises an adaptable ground floor retail shop with large accommodation suitable for shop, office, leisure or salon uses. Whilst having a High Street location the property also benefits from a return frontage to Newmarket Street giving added window presence.

ACCOMMODATION

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

Internal Width	5.44m (17ft 10)
Shop Depth	9.8m (32ft (max))
GF Sales	41.7 sqm (449sqft)
Basement	50.8 sqm (547sqft)
Kitchen	7.70 sqm (83sqft)

RATEABLE VALUE

The property is currently being reassessed.

LEASE TERMS

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

RENT

£19,500 pa (exclusive) plus VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

SERVICE CHARGE

TBC.

VAT

Rent, service charges and insurance are exclusive of but will be subject to VAT at the prevailing rate.

EPC

The property has a rating of C (69).

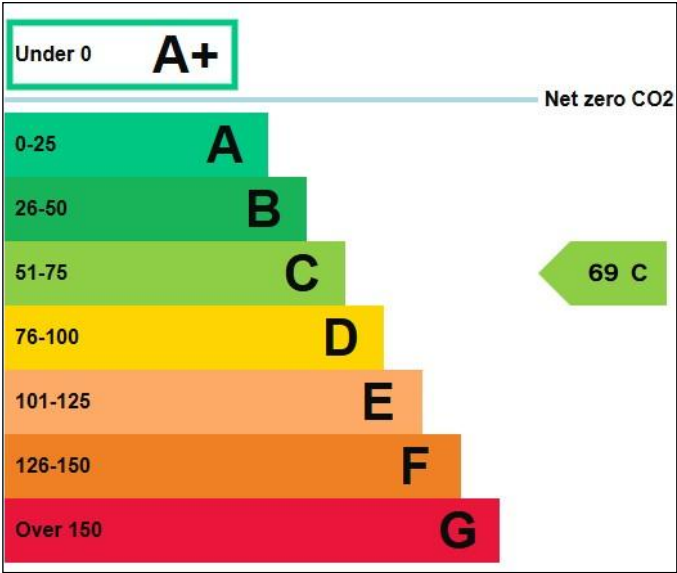
VIEWING

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





Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD

Tel: **01756 692 900**
www.wbwsurveyors.co.uk

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 whatsoever 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.