



**PROMINENT RETAIL UNIT IN  
PRIME POSITION**

**£25,000 PA**

## **Description**

Situated in a prominent and highly visible position on Skipton Road, this property occupies an excellent end-of-row position within a retail parade, benefitting from strong passing trade and excellent frontage exposure. Formerly occupied by Costcutter, the site offers an established retail setting with a layout well suited to a variety of commercial uses.

The premises features an attractive glazed frontage with electric roller shutter doors to the front elevation, offering security and good visibility to passing trade. Arranged over two floors, the property provides a large open plan retail area to the ground floor and office / store areas to the upper floors which extends to approximately 3330 sq ft.

Externally, the property benefits from communal forecourt parking, providing convenient access for customers, together with a dedicated delivery area to the rear.

Internally, the unit is fitted with a suspended ceiling incorporating LED lighting to the ground floor and features all mains utilities.

## **Terms**

Leasehold. The property is available to lease on new terms to be negotiated.

## **Business Rate**

Rateable Value: £28,250

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

## **VAT**

All figures quoted are deemed exclusive of VAT where applicable?

## **Legal Costs**

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## **Planning**

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## **Services**

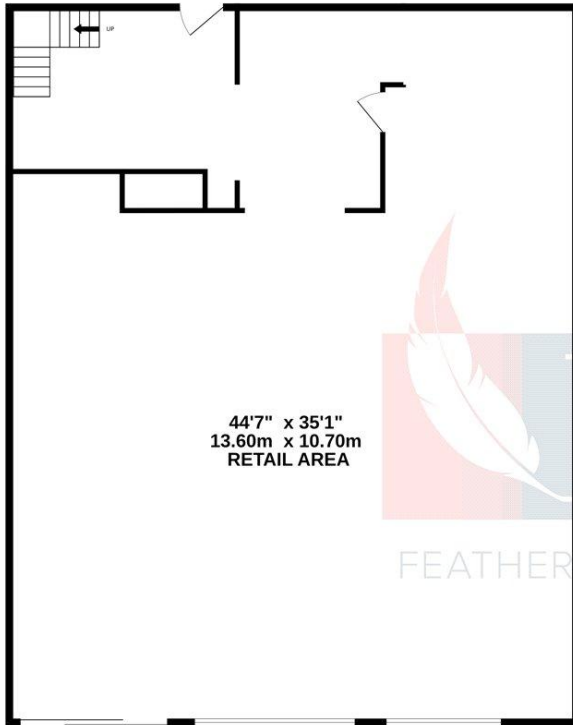
All mains services are connected to the property.

## **Viewing**

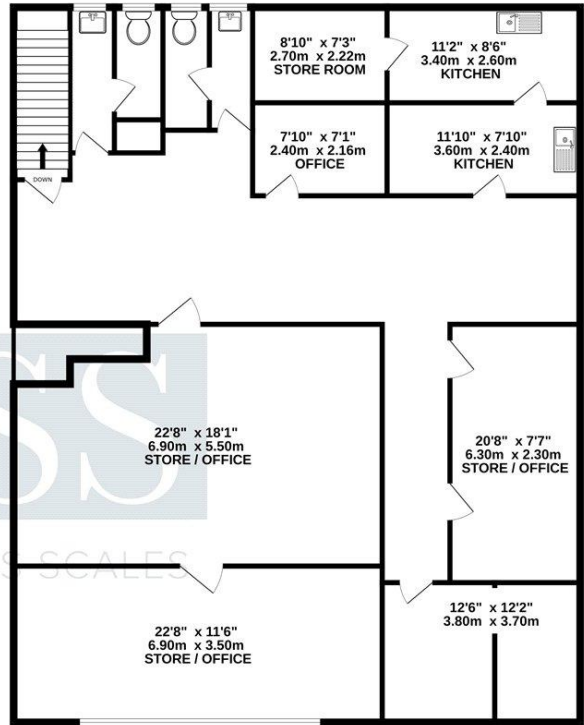
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



**GROUND FLOOR**  
1947 sq.ft. (180.9 sq.m.) approx.



**1ST FLOOR**  
1383 sq.ft. (128.5 sq.m.) approx.



**TOTAL FLOOR AREA : 3330 sq.ft. (309.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long-standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2024-2025 referrals to this independent mortgage broker have, on average, earned us a fee of £133.97 per case.

**IMPORTANT NOTICE: 1. Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smailes Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smailes Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smailes & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



01423 229713  
www.fssproperty.co.uk  
sales@fssproperty.co.uk  
8 Raglan Street  
Harrogate  
North Yorkshire  
HG1 1LE

