



73 High Street
Skipton, BD23 1DS



TO LET

73 High Street, Skipton

BD23 1DS

Rent: £24,000 per annum, plus insurance, service charge and VAT

Negotiable lease terms

- Prominent High Street sales shop in a prime location with valuable return frontage along Newmarket Street, two of the main thoroughfares to 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 a substantial retail shop with large return display windows to High Street and the added benefit of a return frontage to Newmarket Street together with a large basement area.

ACCOMMODATION

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

Internal Width	5.44m (17ft 10)
Shop Depth	14.63m (48ft)
GF Sales	73.5 sqm (791sqft)
Basement	50.8 sqm (547sqft)
Kitchen	7.7 sqm (83sqft)

RATEABLE VALUE

The property is currently assessed as follows;

Shop and Premises

Future rateable value from 1st April 2026—£27,250

Due to transitional relief provisions the rates payable may have no relation to the rateable value. Interested parties are advised to check with the local rating authority as to the current rates liability.

LEASE TERMS

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

RENT

£24,000 pa (exclusive) plus VAT - payable quarterly in advance.

LEGAL COSTS

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

SERVICE CHARGE

The service charge towards the external repair and maintenance of the unit is approximately £2,512 (tba) per annum, the insurance premium is approximately £909 per annum.

VAT

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

EPC

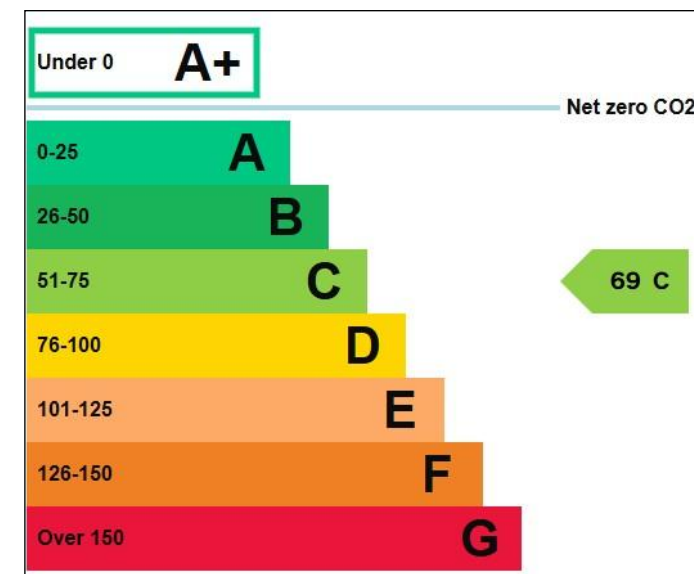
The property has a rating of C (69).

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.





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