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71 High Street
Skipton
BD23 1DS



TO LET - 71 High Street Skipton, BD23 1DS

Affordable rental only £15,000 per annum, plus Service Charge and insurance.

Negotiable lease terms.

A prominent High Street retail shop in a prime location.

The property benefits from adaptable ground floor retail space together with the benefit of a large storage basement and additional first floor storage at additional rent if required.

Nearby occupiers include H Samuel, Nat West, Savers and Bet Fred.

ACCOMMODATION

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

Internal Width	3.89 metres (12ft 9 max)
Shop Depth	12.6 metres (41ft 3ins max)
Ground Floor	39.2 sq m (422 sq ft)
Basement	39.6 sq m (426 sq ft)
Additional First Floor Storage	76.5 sq m (824 sq ft)

RATEABLE VALUE

The property is currently assessed as follows:

Shop & Premises - RV from 1 April 2026 £15,750.

The Rateable Value includes the first floor storage. If this was not required the Rateable Value would be less, possibly approaching the Small Business Rate Relief allowance..

LEASE TERMS

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

RENT

£15,000 per annum (exclusive) plus VAT for the ground floor and basement. The first floor is available at an additional rent of £4,000 per annum. The rent payable quarterly in advance.

LEGAL COSTS

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

SERVICE CHARGE

The service charge for 2026 is £921.90 plus VAT per annum and the insurance premium is £244 .80 plus VAT.

VAT

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

EPC

The property has a rating of 'D' (78).

VIEWING

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

Details Prepared: March 2026

Details Amended: July 2026

