



RENT:

£17,500 per annum

- Town Centre Location
- Suitable for a Variety of Uses (subject to consent)
- 156.72 sqm (1,634 sqft)

5 Coach Street, Skipton, BD23 1LH

Regent House, Queen, Street, Leeds, LS1 2TW

Email: leedscomm@dacres.co.uk

dacres.co.uk   

Location

The premises are situated within the town centre of Skipton, off Coach Street, which in turn is a one way street accessed from Swadford Street leading to Gargrave Road. The premises are to be found a short distance from the main high street, with Skipton comprising a range of local and national retailers including Boyes, Blacks sporting goods, Bizzie Lizzie's and Oakleys Pizzeria.

The property itself is situated within a parade of shops adjacent to the canal and enjoys a high level of footfall from visitors to the canal as well as adjacent occupiers Aagrah restaurant and The Yorkshire Rose Pub.

Description

The property is arranged over ground and first floors with an area of external seating included to the front. Currently, the ground floor comprises of a seating area and serving area together with kitchen, preparation and storage accommodation.

At first floor is an additional area of seating together with storage and customer toilet facilities.

Outside is a yard which could provide additional seating.

The property's location and layout would make it well suited to a variety of uses, especially a bar or restaurant use.

Accommodation

The property has been measured in accordance with the Royal Institution of Chartered Surveyors Property Measurement 2nd Edition (2018) on a net internal area basis to provide the following measurements:

	Sqm	Sqft
Ground Floor	96	1,034
First Floor	56.76	600

Business Rates

We have made enquiries of the VOA website and the following information is listed from the 2017 list.

Rateable Value: £9,400

Non-Domestic Multiplier - 49.9p

Terms

The premises are available for a term of years to be agreed at a commencing rent of £17,500 per annum, plus VAT. The lease will be on an effective full repairing and insuring terms. The tenant is to pay a proportion of the costs associated with the court yard car park.

Legal costs

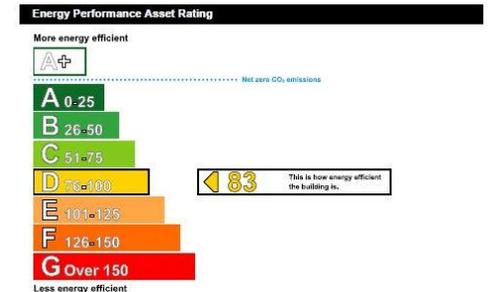
Each party to the transaction will be responsible for their own legal costs incurred



VIEWING / FURTHER INFORMATION

Call 0113 386 3100

Ref: Matthew Brear / Hedley Steel



Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** September 2020