

17 Newmarket Street

Skipton
BD23 2HX



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- Prominent location
- Rear parking for a number of vehicles
- Adaptable accommodation
- Attractive Ground Floor Retail Space
- Ground Floor Kitchen & Toilet Facilities
- First Floor Retail & Storage
- Wide front pavement aspect
- Rear access/loading
- Suitable for a variety of uses (STP)

Guide Price £225,000



Harrogate: approx. 22 miles

Leeds: approx. 27 miles

Ilkley: approx. 10 miles

Bradford: approx. 18 miles

DESCRIPTION

Situated in a highly visible location on this well respected street on the edge of Skipton town centre.

Skipton is a popular bustling and vibrant market town with a wide variety of shops, cafes, offices and professional businesses. The town attracts an ever increasing number of shoppers and visitors to the town, attracted by Skipton Castle, Leeds Liverpool Canal and a number of other popular attractions.

The town has its own train and bus station providing links to the major business centres and London Kings Cross.

The property provides well laid out accommodation over two floors with retailing space to the ground and first floor, storage and small office. There is also a small storage cellar. To the rear of the property is the rare addition of parking for a number of vehicles or servicing for delivery vehicles.

The property would lend itself to a variety of uses, retail shop, professional offices, studio or salon and residential, subject to planning approval. The availability of parking so close to Skipton town centre presents an ideal opportunity not to be missed.

RATING ASSESSMENT

From a VOA website enquiry only, the property has a Rateable Value of £8,900. The Rateable Value is not the sum payable. The non domestic business multiplier should be applied. Small Business Rate Relief and transitional phasing may also be applicable.

Interested parties should make their own enquiries to the Valuation Office or Craven District Council.

PLANNING

The property is within Class E in accordance with the new Use Classes from 1 September 2020.

Planning enquiries regarding potential uses should be made to Craven District Council. Tel: 01756 700600.

GUIDE PRICE

Offers in the region of £225,000. subject to contract.

VIEWING ARRANGEMENTS

The property can only be viewed by appointment with the Sole Selling Agents, WBW Surveyors Ltd. To make an appointment please contact 01756 692900.

SERVICES

All mains services are believed to be installed or available. Please note that none of the services have been tested.

VAT

The asking price is exclusive of VAT, if applicable.

GENERAL

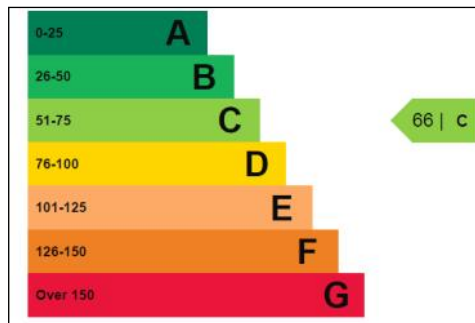
All measurements are approximate and are provided for guidance purposes only.

Details prepared: January 2021

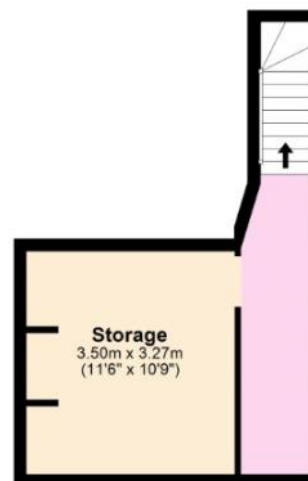




EPC



Lower Ground Floor



Ground Floor



First Floor



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: 01756 692 900
www.wbwsurveyors.co.uk

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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.