



## 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](mailto:leedscomm@dacres.co.uk)

[dacres.co.uk](http://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

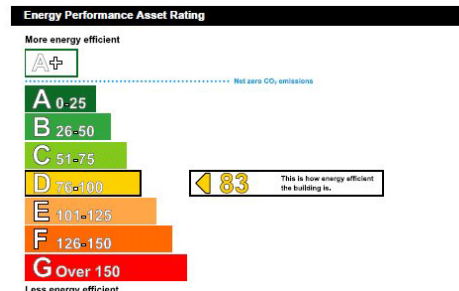
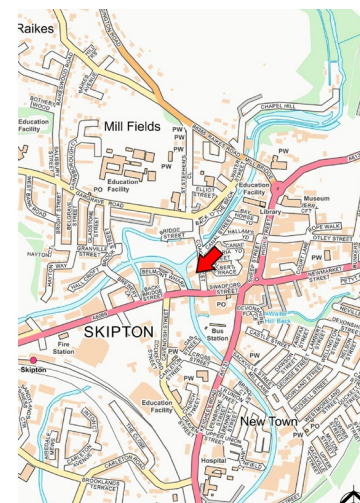
Non-Domestic Multiplier - 49.9p

## 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 3200  
Ref: Matthew Brear / Hedley Steel



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