

SKIPTON 47 HIGH STREET PRIME SHOP UNIT TO LET



LOCATION

The premises occupy a prime corner location on High Street, in the immediate vicinity of the **House of Fraser** department store and **Marks & Spencer Simply Food**.

The premises sit directly in front of the only pedestrian crossing which connects the two sides of High Street and therefore benefits from an extremely high level of footfall.

ACCOMMODATION

The premises comprise the following approximate dimensions and net internal floor areas:

Internal Width	7.5 m	24ft 9
Shop Depth	13.3m	43ft 8
Ground Floor Sales	92.1 sq m	991 sq ft
Basement Ancillary	87.4 sq m	941 sq ft

TENURE

The premises are available by way of a new 10 year FRI lease subject to an upward only rent review in year 5.

RENT

£50,000 per annum exclusive.

RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that the unit is subject to the following assessment:

Rateable Value £41,000

Prospective tenants are advised to make their own enquiries with the Local Rating Authority.

VIEWING

Viewing is strictly by Central Retail.

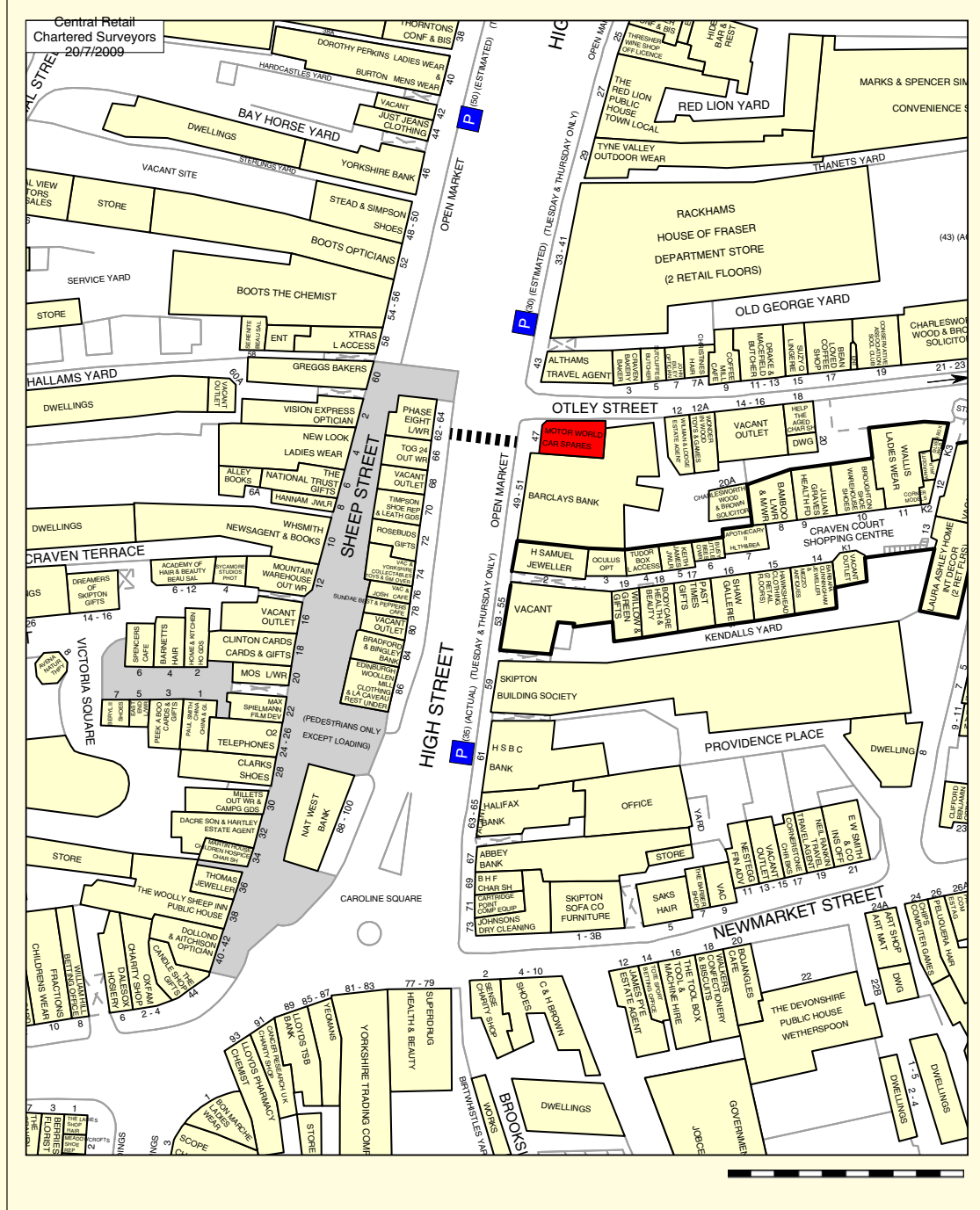
Contact: Tom Limbert:- tom@central-retail.co.uk

Or our joint agents, Westlake & Co – 01756 748100

SUBJECT TO CONTRACT



Skipton



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