

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE/TO LET

Outstanding Commercial Property Opportunity Within Favoured Business Park
on the fringe of Skipton
In all 8,400 sqft (780 sqm) with excellent car parking



GUIDE PRICE - £850,000
GUIDE RENT - £60,000 PER ANNUM EXCLUSIVE

- **Potential for various business uses – Office, Call Centre, Showroom**
- **Excellent entrance and central reception**
- **Extensive open plan space plus private offices**
- **Large male and female wc/shower facilities**
- **Enclosed site with surfaced car park for 25**

SANDYLANDS BUSINESS PARK, SKIPTON BD23 2AA

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Location

The property is situated within Sandylands Business Park an admired business park to the immediate south west of the town centre. It is favoured by a number of businesses including Royal Mail. It is within easy reach of the town centre and its amenities including bus and rail stations. Excellent road links are available via the A629 providing fast access to all Airedale towns and business centres.

Skipton has an immediate population in excess of 14,000 providing an excellent labour pool and customer base. It is a highly regarded town listed in the 2018 Sunday Times report- best places to live in northern England.

Bradford 18 miles, Leeds 27 miles, M65 (Colne) 13 miles.

Description

A substantial detached commercial building incorporating natural stone elevations standing within an enclosed site. The property has most recently been operated as a gymnasium. It is now available due to the current owners retirement. The property readily adapts to other business uses particularly offices, call centre or showroom accommodation. Planning permission for change of use would be required but given the mix of use within the business park and car parking amenity we wouldn't expect this to be contentious.

Presently the property is planned over two floors. A principal entrance gives way to a generous reception from which there are two private offices. The remainder of the ground floor comprises two large open plan areas. A central staircase provides access to the first floor where there is further extensive open plan accommodation, additional room, general wc, staff room and kitchen and large male and female changing rooms incorporating well presented throughout. It has the benefit of UPVC double glazing, heating and air conditioning. Externally there is a large surfaced car park.

Accommodation

Ground floor

Principal entrance opening to
Reception with stairs to 1st floor
Private office
Private office
open plan accommodation
Storage and plant rooms

1st floor

open plan accommodation
additional room
General wc
Staff room/kitchen
Male changing facilities including wc's and showers
Female changing facilities including wc's and showers
In all the accommodation extends to 8,400 sqft (780sqm)

External

Surfaced and marked car park for 25

Rateable Value

We have been informed that the subject property is currently entered in the 2017 non domestic rating list as follows:

Description: Fitness Centre & Premises
Rateable Value: £32,500
Uniform Business Rate for 2020/2021: £0.512

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability. Importantly a change of use will require a re assessment and the figure of rateable value may change.

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Gas central heating is installed to the accommodation along with air conditioning.

Planning

The property has most recently been operated as a gymnasium. It would suit other uses although planning permission for change of use will be required. Given the mix of use within the business park and car parking amenity we wouldn't expect this to be contentious. Individuals are asked to discuss their specific needs although ultimately we recommend that contact is made with the local planning authority for further advice and direction contact www.cravendc.gov.uk or call 01756 700600

Freehold

Guide Price - £850,000

Rental

Commencing rent £60,000 per annum exclusive

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

Legal Costs

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

www.hayfieldrobinson.co.uk



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Energy Performance Certificate

Non-Domestic Building



Escape Health Club
Sandylands Business Centre, Carleton New Road
SKIPTON
BD23 2AA

Certificate Reference Number:
0120-0938-3779-8803-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

53

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	784
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	188.57
Primary energy use (kWh/m ² per year):	1079.08

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

97 If typical of the existing stock