

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 60097



# FOR SALE

Retail Accommodation, Café, Extensive Bakery Premises and  
Successful Business  
situated on the fringe of Skipton Town Centre



**ASKING PRICE PREMISES - £650,000**  
**(EXCLUDES THE BUSINESS, FIXTURES & FITTINGS)**

- Premises and business available as a whole or separately
- Associated business premises in Grassington can be discussed
- Excellent premises – recently refurbished
- Highly visible position
- Customer access and outdoor seating
- Separate staff/loading access/parking
- Rare opportunity to acquire a quality premises and business

**4 WATER STREET, SKIPTON**  
**NORTH YORKSHIRE, BD23 1PB**

# 4 WATER STREET, SKIPTON NORTH YORKSHIRE, BD23 1PB

## Location

The property is prominently positioned adjacent to Water Street on the very fringe of Skipton Town Centre just around the corner from the town's High Street and Skipton Castle.

The Town Centre and its principal car parks plus bus and rail stations are all within walking distance. The property is highly visible adjacent to Water Street. On street parking is available close by.

## Description

The property is historic in nature with some more recent additions. It is of desirable double fronted appearance. A traditional stone building with attractive rendered frontage.

Customer access is via the front elevation where there is outside seating. In addition there is staff and loading access along with parking is to the side.

Internally the accommodation is extensive. The principal retail element is to the immediate front and includes seating. It gives way a basement which has been fully improved to create a chocolate room and storage. To the first floor there is extensive café accommodation with customer wc facilities. To the second floor a large office.

To the rear of the above and at ground floor there is extensive bakery accommodation fitted to a high standard. WC facilities are incorporated and to the first floor there is further bakery accommodation to include staff room.

The accommodation throughout is extensive. Viewing is certainly recommended to fully appreciate the overall offer. The property is complemented by air conditioning to part.

## Accommodation

### Ground Floor

Retail	
747 sqft	69.4 sqm
Bakery	
1,789 sqft	166.2 sqm

### Basement

Chocolate room and storage	
396 sqft	36.8 sqm

### First Floor

Café	
747 sqft	69.4 sqm
Bakery	
1,267 sqft	117.7 sqm

### Second Floor

Office	
497 qft	46.2 sqm

### External

Immediate parking

## Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Shop & Premises  
Rateable Value: £22,000  
Uniform Business Rate for 2023/2024: £0.499

## 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.

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01756 700600, email: [planning@cravenc.gov.uk](mailto:planning@cravenc.gov.uk)

## Price

**Premises - Asking price £650,000**

The business plus fixtures and fittings is available by negotiation. Interested parties are asked to make contact for further information.

In addition to the Water Street premises the business currently occupies by way of lease premises in Grassington. Those interested in acquiring the business may wish to take on these premises also and a discussion can take place.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/3999-5607-6338-0709-3104>

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Legal Costs

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

## Further Information

Lisa Throupe 01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)  
Lee Bilbrough – 07966 336618  
[lee@hayfieldrobinson.co.uk](mailto:lee@hayfieldrobinson.co.uk)  
Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

[www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)

