

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 60097



TO LET

Prominent Town Centre Building offering Retail,
Showroom & Office Accommodation
991 sqft (92 sqm)



GUIDE RENT - £12,000 PER ANNUM EXCLUSIVE

- **Central position within Skipton Town Centre**
- **Suitable for a variety of retail, showroom and office uses**
- **Great rental deals available**
- **Internal inspection recommended**
- **No business rates to pay S.T.Q**

19 NEWMARKET STREET, SKIPTON, BD23 2HX

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Location

The property occupies a central position within Skipton, fronting onto Newmarket Street (A6069), a popular retail location. The property has good access to all the town centres amenities.

Description

The property offers ground floor retail sales area with office, kitchen and wc facilities. To the upper floor there is further office accommodation with shower and wc along with basement storage. There is a small enclosed yard area to the rear.

Accommodation

Internal

Ground Floor

Retails sales area, office, kitchen and wc

524 sqft 49 sqm

First Floor

Half landing with office and shower/wc off plus front and rear office.

467 sqft 43 sqm

Basement

Storage accommodation

External

Small enclosed yard area.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2026 non domestic rating list as follows:

Description: Shop & Premises
Rateable Value: £9,700
Uniform Business Rate for 2026/2027: £0.382

**Small business rate relief may be available to some occupiers. Further enquires should be directed to North Yorkshire Council 0300 1312131.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 0300 131 2131.

Terms

The property is available to let for a period of years to be agreed.

Guide Rent

£12,000 per annum exclusive

VAT

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

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/6655-9164-9049-5768-8479>

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.

Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where required.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

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www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

