

REGULATED BY RICS

WESTLAKE & CO
CHARTERED SURVEYORS

CENTRAL SKIPTON

**SUPERIOR OFFICE SUITES WITH PASSENGER LIFT
IN PRESTIGIOUS LANDMARK BUILDING**

TO LET

**AT JUST £5.00 PER SQ.FT.
PLUS SERVICE CHARGE**

FROM 1,045 SQ.FT. TO 2,264 SQ.FT. (IPMS)



**HIGH STREET HOUSE,
HIGH STREET,
SKIPTON, BD23 2HU**

Joint Agents:



(Jeff Crabtree: 01756 692900)



The Estate House, South Street, Gargrave
Skipton, North Yorkshire, BD23 3RT
Telephone: (01756) 748100 Fax: (01756) 748104
Email: info@westlakeandco.co.uk www.westlakeandco.co.uk

Westlake & Co. is the trading name of McDowell Westlake Limited
(Company Reference No: 8270599)

PARTICULARS

High Street House is a late Victorian landmark on the corner of High Street with Newmarket Street comprising five retail units with attractively refurbished Offices at first and second floor level, served by a modern passenger lift.

Recently nominated by the Sunday Times as the best place to live in the UK, Skipton (population approx. 14,620) is located on the fringe of the Yorkshire Dales National Park yet within comfortable commuting distance of the major West Yorks/East Lancs conurbations, offering excellent shopping facilities including a popular street market, much admired schools and a wide range of social amenities plus mainline rail connection.

Accommodation:

Access is by way of a side Hall off Newmarket Street with ground floor TOILET FACILITIES, wide easy-tread staircase serving all floors and modern passenger lift.

SUITE 3 (first floor) extends to 2,264 sq.ft. (IPMS) in three bays with good views across the High Street and separate fire escape.

SUITE 4 (second floor) extends to 1,045 sq.ft. (IPMS).

Both floors have communal LADIES and GENTS TOILETS together with KITCHENETTE.

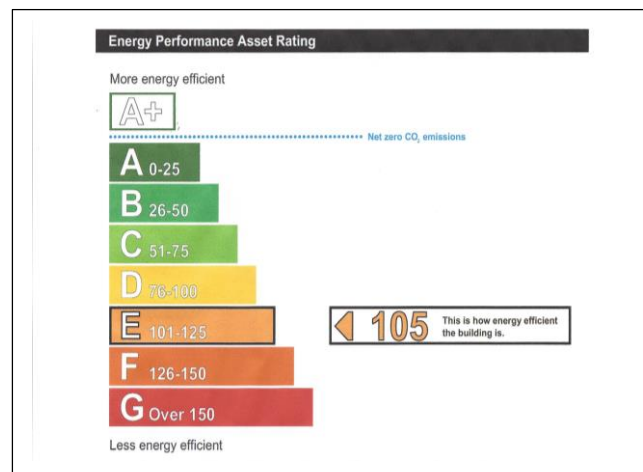
	Rent	Rates Payable (2015/16)	Service Charge
Suite 3 (First Floor)	£11,320	£9,860.00	£7,924
Suite 4 (Second Floor)	£5,225	£10,476.25	£3,658

Service Charge: Landlord to levy a Service Charge to cover the cost of maintaining the structure, common parts, insurance, central heating and cleaning etc.
Tenants responsible for internal decoration.

Lease Terms: Flexible to suit individual tenant requirements.

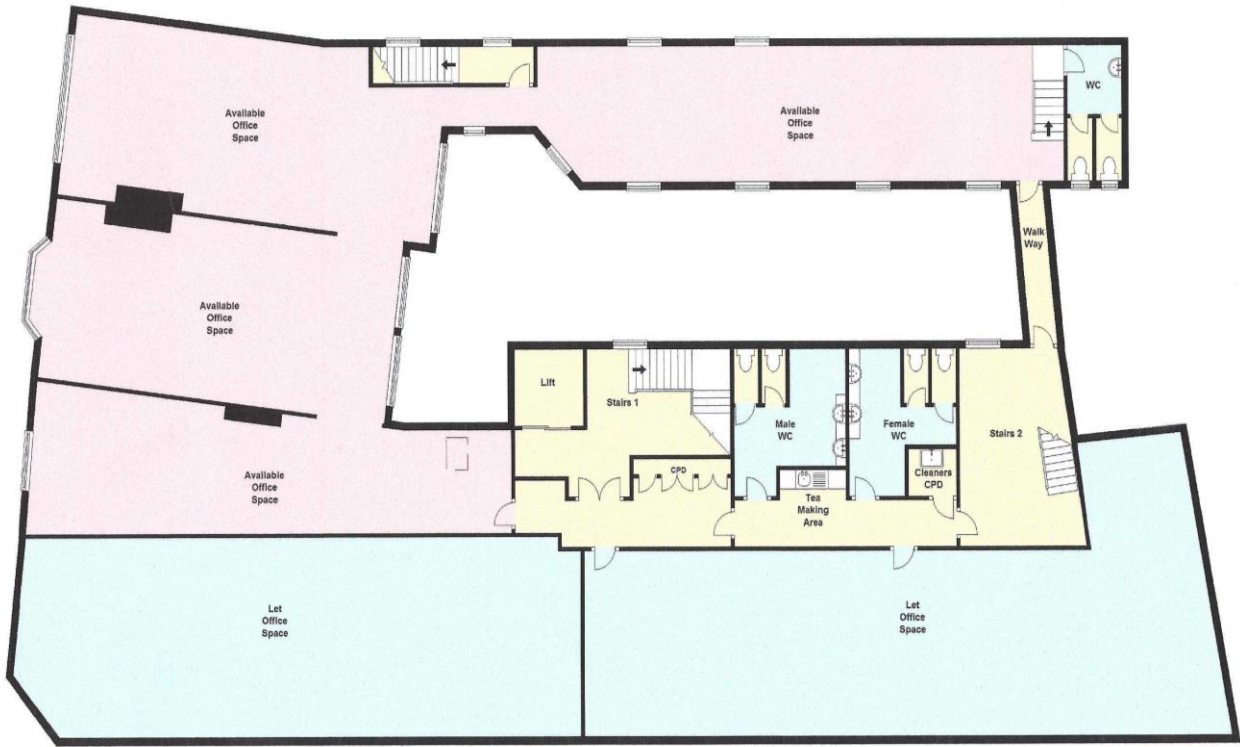
VAT: The rent and Service Charge are subject to VAT at the prevailing rate.

Viewing: By arrangements with the joint agents.



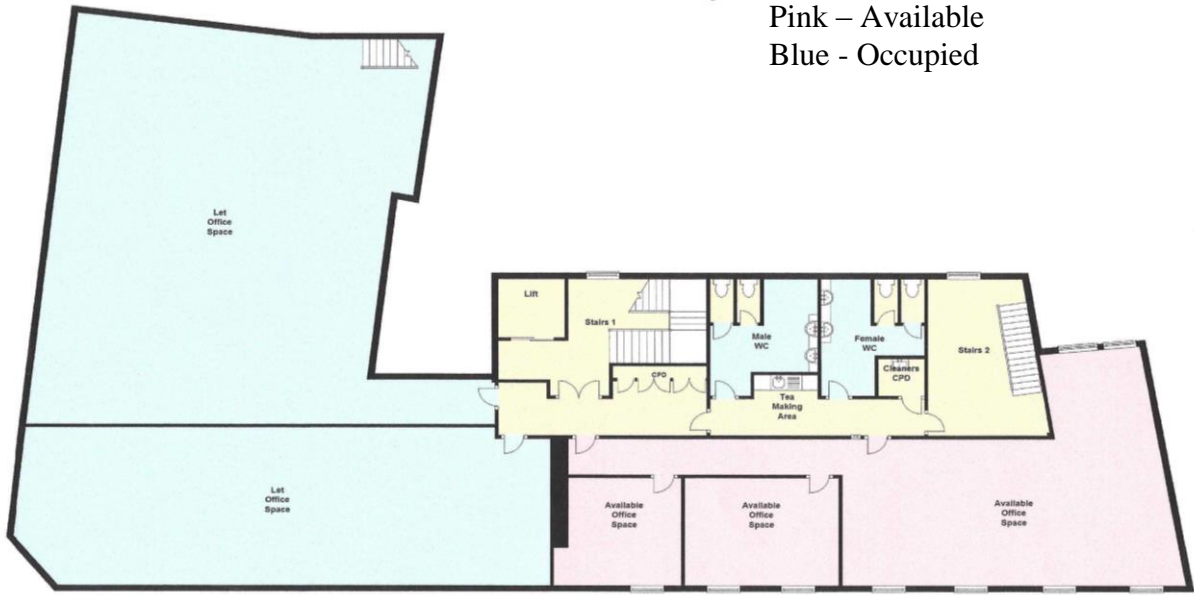
Landlords Solicitors: Messrs Inesons, Albions Street, Cleckheaton, West Yorkshire, BD19 3JG

Contact: Paul Normandale – 01274 872202 Email: paulnormandale@inesons.co.uk

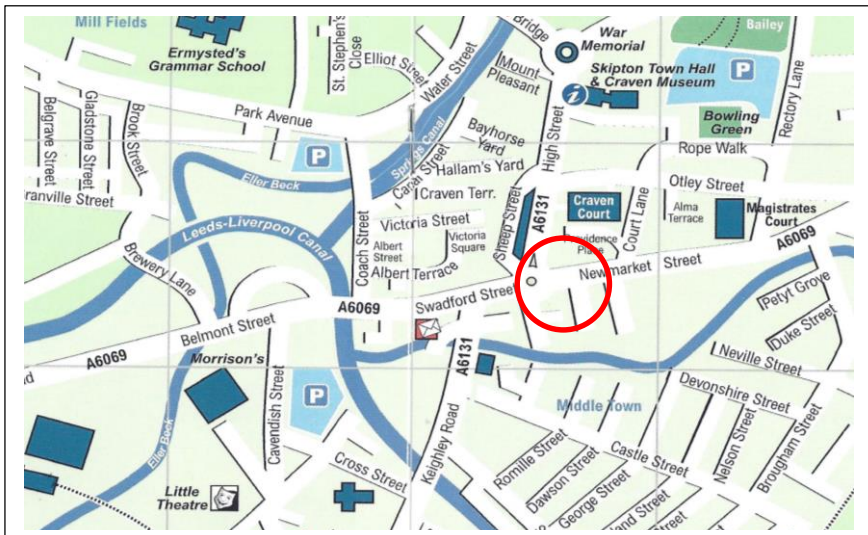


First Floor

Pink – Available
Blue - Occupied



Second Floor



These particulars are intended only to give a fair description of the property as a guide to buyers accordingly a) their accuracy is not guaranteed and neither Westlake & Co nor their vendor(s) accept liability in respect of their contents b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars