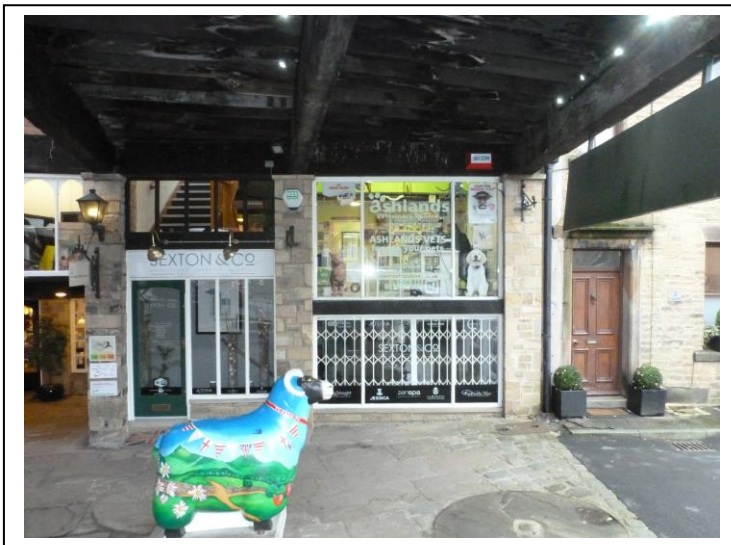


WESTLAKE & CO
CHARTERED SURVEYORS

CENTRAL SKIPTON

Choice of two retail/office units forming part of the unique High Corn Mill and located alongside the picturesque Springs Canal yet just a stone's throw from the High Street with private car parking.



UNIT 3

28.7sq.m. (310sq.ft)

RENT: £4,750 per annum

**Plus Service Charge £391.58 and
Insurance £350.00**

UNIT 16

66sq.m. (760sq.ft)

RENT: £7,500 per annum

**Plus Service Charge £702 and
Insurance £652.63**



This fascinating (Grade II Listed) Medieval Water Mill originally ground corn but nowadays the water turbine generates electricity and the mill has been sympathetically adapted to create a fascinating blend of shops and offices alongside the picturesque Leeds/Liverpool Canal.

Joint Agents: Windle, Beech, Winthrop Limited (Jeff Crabtree: 01756 692900)



**The Estate House, South Street, Gargrave
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UNIT 3:

Ground Floor ENTRANCE from covered canopy with ten steps up to mezzanine level.
RETAIL AREA, 3.70m x 3.50m plus 2.04m x 1.74m with full width display window.
REAR SECTION, 3.60m x 2.48m with stainless steel sink and cupboards.
STORE, 1.90m x 1.72m.

UNIT 16:

Approached from Chapel Hill, this SALES SHOP measures 8.14m x 4.10m (narrowing to 3.8m) plus 2.28m x 2.05m and 5.85m x 3.2m.
KITCHEN with sink unit and store.
WC and toilet basin.

Rates:

Unit 3: RV. £3,250.

Unit 16: RV. £6,200.

Small Business Rate Relief available to suitable applicant.



EPC: The Corn Mill is a Listed Building and an EPC is not required.

Outside:

Each unit has a single car parking space in the private facility at the rear.

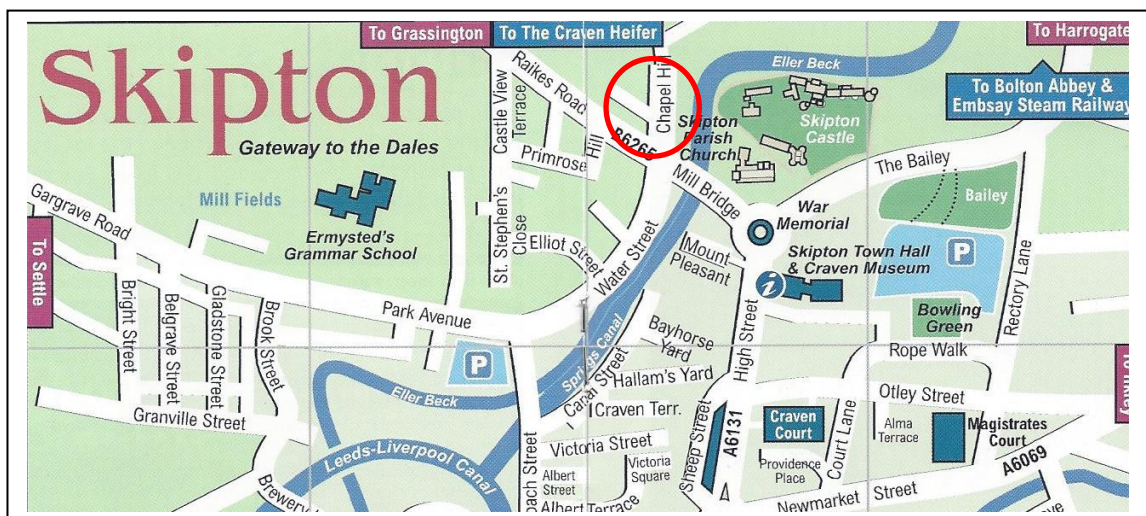
EPC: The Corn Mill is a Listed Building and an EPC is not required.

Service Charge: The Service Charge includes maintenance of the structure, cleaning of the commonways and water.

V.A.T: Rent and Service Charge subject to V.A.T. at the prevailing rate.

Lease Term: To be agreed (minimum three years).

Viewing: By arrangement with the joint agents.



Date of Preparation: 14.01.16

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.