



From £1760.00 per annum

Mill Bridge House, 4A Mill Bridge, Skipton, BD23 1NJ







**Located in a prominent position very close to Skipton High Street, Mill Bridge House comprises a listed building set over four floors offering potential flexible office spaces. Office sizes from 80 sq ft. Shared facilities.**

#### LOCATION

The historic market town of Skipton is famous for its cobbled High Street and four days a week open street market and provides comprehensive shopping and leisure facilities. Only a short drive from the Yorkshire Dales National Park, the town is also close to the popular holiday destinations of Grassington, Malham, and Bolton Abbey.

#### DESCRIPTION

Situated only a short walk from Skipton High Street, Mill Bridge House occupies a prominent position on Mill Bridge and comprises a traditional stone built listed building currently used as office split over three floors with storage and a kitchen at basement level.

#### ACCOMMODATION

Ground Floor Office 1 225 sq ft (20.9 sq m)  
 First Floor Office 1 225 sq ft (20.9 sq m)  
 First Floor Office 2 254 sq ft (23.5 sq m)  
 Second Floor Office 1 136 sq ft (12.6 sq m)  
 Second Floor Office 2 80 sq ft (7.4 sq m)  
 Second Floor Office 3 180 sq ft (16.7 sq m)  
 Second Floor Office 4 113 sq ft (10.5 sq m)



Shared Basement Storage & Kitchen

Measured in accordance with the RICS Code of Measuring Practice (6th Edition). All measurements are approximate.

**RATES**

The property has a rateable value (2017 List) of £7,200 (information taken from [www.tax.service.gov.uk/business-rates-find](http://www.tax.service.gov.uk/business-rates-find)). Small business rates relief may apply and interested parties are advised to make enquiries direct with Craven District Council.

**VAT**

The rent, service charge and buildings insurance are currently not subject to VAT.



**LEGAL COSTS**

The incoming tenant will be required to contribute towards our clients legal costs, limited to £750 plus VAT.

**SERVICE CHARGE**

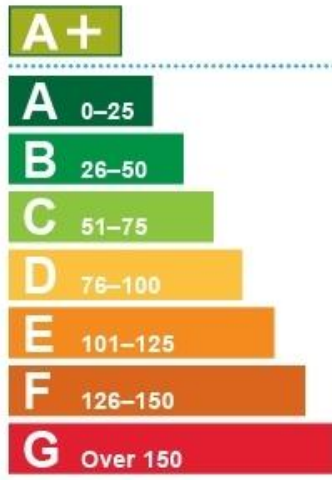
Inclusive

**VIEWING**

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

◀ **118** This is how energy efficient the building is.

Less energy efficient

WWW.EPC4U.COM



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SKIPTON  
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