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Suite 4
High Street House, Skipton

TO LET - Suite 4, High Street House, High Street, Skipton, BD23 1DS

£10,000 per annum plus service charge plus insurance.

LOCATION

High Street House is a late Victorian landmark building on the corner of High Street with Newmarket Street comprising attractive offices at first and second floor level, served by a modern passenger lift.

High Street House is within easy reach of town centre facilities and public car parks.

DESCRIPTION

A superior office suite with passenger lift in prestigious landmark building comprising approx. 1,039 sqft (96.5 sqm) (IPMS 3). Access is by way of a side hall off Newmarket Street with wide easy staircase and passenger lift to the second floor with communal kitchenette and toilet facilities. The office suite also has a separate kitchen/staffroom area.

RENT

The property is available at a rent of £10,000 per annum plus service charge plus insurance.

SERVICE CHARGE

The service charge includes maintenance of structure and common ways, cleaning, insurance and central heating. The service charge for the 2024 year is £7,675. The insurance charge is £573.

RATES

From the VOA website enquiry only the property has a Rateable Value of £8,200. Small business rate relief may apply (no rates payable) and enquiries should be made to North Yorkshire Council.

LEASE TERMS

Immediately available on a three year lease (longer if required).

VAT

The rent and service charges are subject to VAT at the prevailing rate.

EPC

Suite 4 - Rating E (102)

VIEWING

Strictly by arrangement with the Sole Agents, WBW Surveyors Ltd. Please contact 01756 692900.

ENQUIRIES

For further enquiries please contact the office on 01756 692900 or by email info@wbwsurveyors.co.uk

Details prepared: June 2024



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: **01756 692 900**
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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.