



6 & 7 Craven House
Hellifield

TO LET - 6 & 7 Craven House, Hellifield, North Yorkshire

BD23 4EP

A self contained retail unit in the heart of the village of Hellifield on the busy A65 with adjacent car parking.

Comprising an open plan ground floor retail space with kitchen, w.c, cellar/storage and an external store in total extending to approximately 98.10 sq.m (1056 sq.ft)

Available with the option of an attached self-contained three bedroomed duplex apartment which combined offers excellent potential.

SERVICES

Benefitting from all mains services and gas fired central heating.

RATING ASSESSMENT

From a VOA website enquiry only, the retail element has a Rateable Value of £4,250. The Flat is in Council Tax Band B. Small business rate relief may be available on the retail element and interested parties should Contact North Yorkshire Council on 01756 700600 for further information in this regard.

LEASE TERMS

New lease available on internal repairing and insuring Terms.

RENT

£15,000 per annum including flat plus Service Charge.

EPC

6 Craven House - D Rating

7 Craven House - C Rating

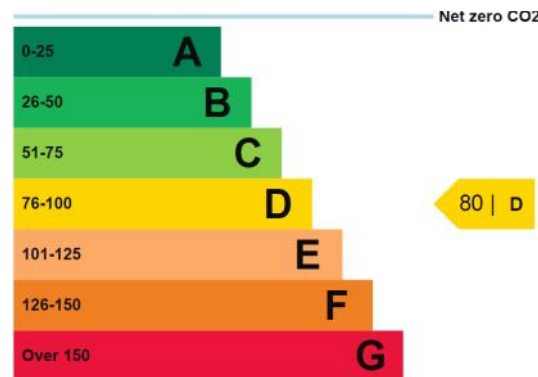
VIEWING

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

Details prepared: July 2024



6 Craven House EPC



7 Craven House EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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.



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