



21 Water Street
Skipton

wbw



FOR SALE

21 Water Street, Skipton
BD23 1PQ

Offers around £225,000

- Convenient town centre location
- Well maintained office accommodation over four floors
- Four separate office spaces
- Two dedicated kitchen areas
- Ample storage space
- Gross Internal Area - 112 square metres (1,205 sqft)
- Suitable for partial or total residential conversion subject to consent
- Business unaffected



Settle: approx. 16 miles

Ilkley: approx. 10 miles

Keighley: approx. 10 miles

Leeds: approx. 42 miles

LOCATION

Situated in the heart of the popular market town of Skipton, with excellent access to local transport links, such as Skipton Railway Station and ample car parking facilities on Coach Street.

DESCRIPTION

This is an opportunity to acquire a large property in a prominent setting in the heart of Skipton town centre. 21 Water Street is a four storey mid terrace property benefitting from ample storage, separate Office spaces, Kitchen and Toilet facilities. Suitable for partial or total residential conversion subject to consent.

TENURE

The property is held freehold with vacant possession available on completion.

PRICE

Offers in the region of £225,000.

RATING ASSESSMENT

The whole property is listed as Office and Premises with a Rateable Value of £4,700 effective 1st April 2023.

EPC

The property has an EPC rating of F (129).

LEGAL COSTS

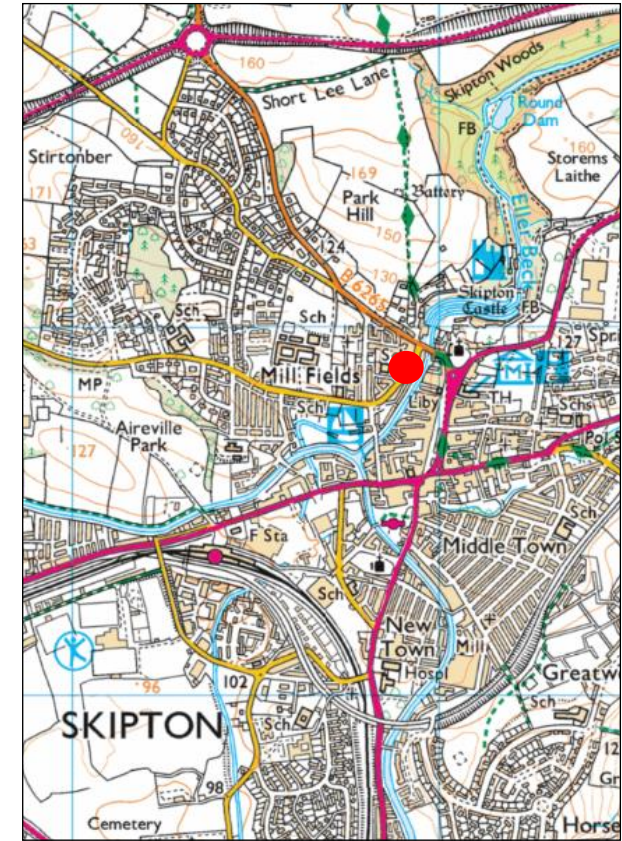
Each party will be responsible for their own legal costs incurred throughout the transaction.

VIEWING

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

Email: michael.beech@wbwsurveyors.co.uk or lisa.bickerton@wbwsurveyors.co.uk

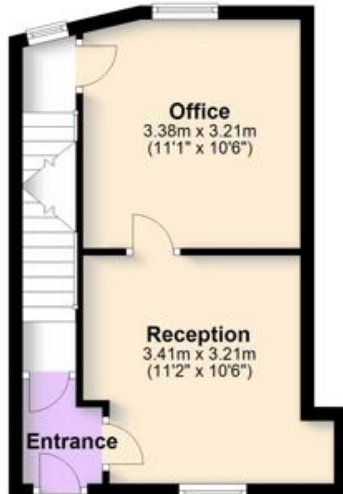
Details Prepared: December 2024



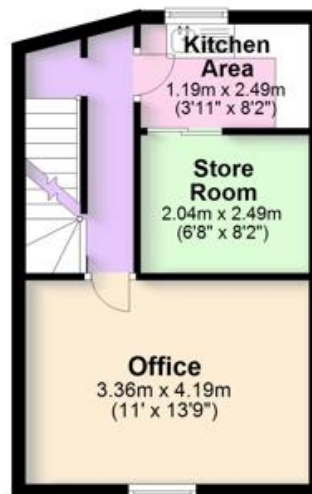
Lower Ground Floor



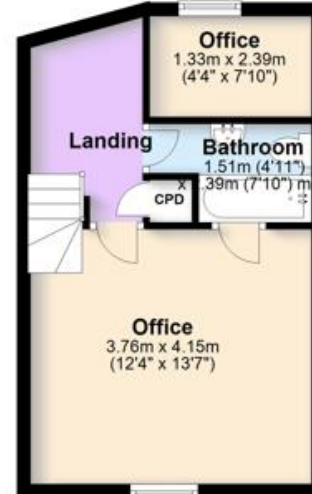
Ground Floor



First Floor

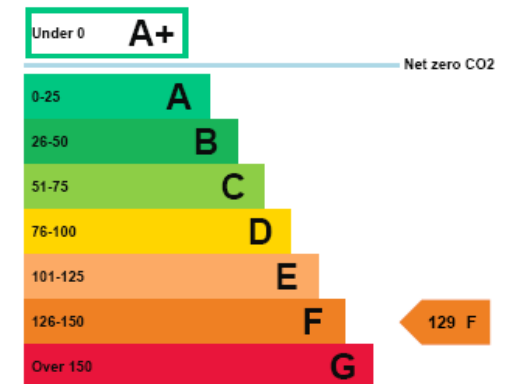


Second Floor



Energy rating and score

This property's energy rating is F.



21 Water Street Skipton

A four storey office premises in the heart of Skipton town centre.

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Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: 01756 692 900
www.wbwsurveyors.co.uk

