



1 The Square  
Grassington



# TO LET

## 1 The Square, Grassington

BD23 5AQ

Rent £17,500 per annum

### Negotiable lease terms

An attractive three storey double fronted shop with return frontage located in a superior position in Grassington enjoying a high level of footfall and overlooking the picturesque main square.

The property enjoys attractive retail space to three floors with a pleasant character feel throughout the property. The property has highly visible display windows to the front and return side together with storage, kitchen and toilet facilities. To the outside the property has an attractive cobbled frontage.

The property is currently a well laid out retail shop but would lend itself to a variety of other uses, subject to planning approval.

Grassington is situated in the heart of upper Wharfedale in the Yorkshire Dales National Park and is a picture postcard village that serves as a focal point for Dales folk and tourists, attracting visitors throughout the year.

Grassington hosts many events throughout the year as well as being the fictional village of Darrowby for the filming of Channel 5's All Creatures Great and Small which encourages further visitors, walkers, cyclists and day trippers.

The property is available on negotiable lease terms based on three or six years with a possibility of a phased rental or rent free period in order to establish new businesses.

The property is located in an extremely prominent position overlooking the market square which is home to a number of established and varied businesses. Grassington is certainly the hub of the Dales and

includes a mixture of occupiers including retail, bars, restaurants and professional offices.

### DESCRIPTION

Comprising character retail premises with attractive display windows to three sides, retailing space to all floors, storage facilities, kitchen and toilet. The property provides attractive retailing space and needs to be viewed in order to appreciate the accommodation the property offers and its retailing capabilities.

### ACCOMODATION

Measured in accordance with the RICS Code of Measuring Practice (all measurements are approximate)

#### Ground Floor

Sales Area	61.6 sqm (663 sqft)
Dressing Room	8.5 sqm (91 sqft)
Store Room	5.2 sqm (56sqft)

#### First Floor

Sales Area	44.6 sqm (480 sqft)
Store Room	9.8 sqm (105 sqft)
Toilet and Kitchen facilities	

#### Second Floor

Sales Area	26.4 sqm (284 sqft)
Store Room	13.2 sqm (142 sqft)

### RATING ASSESSMENT

From VOA website enquiry only the property has a ratable value of £10,500. Qualifying occupiers should benefit from Small Business Rate Relief resulting in a nil rate liability. Interested parties should confirm with North Yorkshire Council on 03000 501501.

### VAT

VAT is not applicable.



Skipton: approx. 10 miles

Ilkley: approx. 19 miles

Harrogate: approx. 24 miles

Leeds: approx. 34 miles

### LEASE TERMS

Available on a fully repairing and insuring basis on negotiable lease terms based on three or six year lease.

### RENT

The asking rent is £17,500 per annum exclusive (FRI).

### EPC

Band E (105).

### LEGAL COSTS

The incoming tenants will be responsible for a contribution towards the Landlords reasonable legal costs of £500 plus VAT (£600).

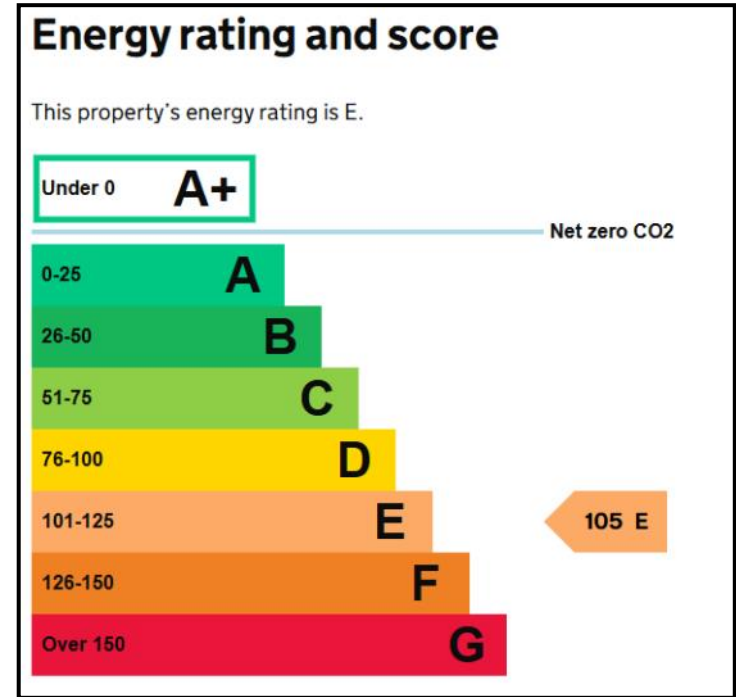
### VIEWING

Strictly by prior appointment with the Sole Agents, WBW Surveyors Ltd. To make an appointment please contact 01756 692900 or by email

[Jeff.crabtree@wbwsurveyors.co.uk](mailto:Jeff.crabtree@wbwsurveyors.co.uk)

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Details prepared: December 2024



# 1 The Square, Grassington

Attractive retail premises in a prominent position in the popular Yorkshire Dales village of Grassington.

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