



- Prominent central position just off The High Street
- Suitable for a variety of occupations/uses.
- Use Class E
- Fully refurbished – immediately available
- GF 27.13 sq m/292 sq ft
- Basement storage

15 Otley Street, Skipton, BD23 1DY

First Floor, 35 The Grove, Ilkley, LS29 9NJ
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Location & Description

The premises comprise a fully refurbished ground floor retail unit with WC and kitchen plus lower ground floor store.

Just off the busy High Street, Otley Street is a popular trading location, busy with pedestrians linking the nearby Craven Court Shopping centre with the main central car park.

Nearby occupiers include long established Drake & Macefield (butchers), opticians, Craven Bakery, the very popular Bean Loved café and nearby Craven Court Shopping Centre.

The property has recently been comprehensively refurbished throughout and with good display./frontage plus open plan accommodation, No. 15 is ideal for a variety of uses/occupations (subject to planning if required).

Accommodation

Approximate net floor areas are as follows:-

	Sq. M	Sq. Ft
Ground Floor	27.13	292
Basement	8.47	91
TOTAL	35.60	383

Rates

Rateable value £9,900. **Qualifying occupiers should benefit from Small Business Rate Relief (presently resulting in NIL rate liability 2023-24). Interested parties should confirm with North Yorkshire Council 03000 501501**

Lease Terms

The premises are available by way of a new standard commercial (tenant's effective full repairing and insuring) lease for a minimum term of 3 years (Landlord & tenant Act excluded).

Rent

£9,950 pa exclusive

EPC

C - 57

VAT

VAT is not applicable

Viewing

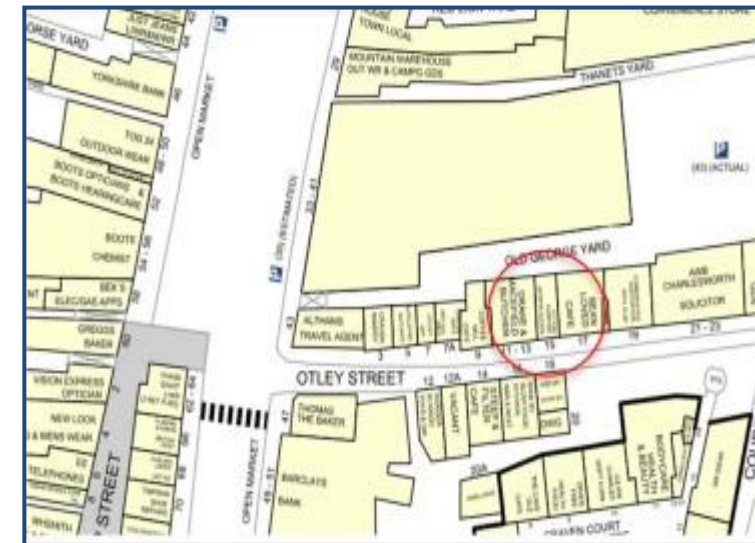
Via the sole agents: ref Alastair McDowell

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Date of preparation 29th April 2025
(updated 13th May 2025)



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