



- Well-let mixed commercial and residential property
- Superb location a short distance from the High Street
- 2 retail units + 2 self contained 2-bed flats
- Current income £48,440 pa net
- Guide Price £650,000 (offers)

14 & 16 Otley Street, Skipton, BD23 1DZ

First Floor, 35 The Grove, Ilkley, LS29 9NJ  
Email: [alastair@atkinsonassoc.co.uk](mailto:alastair@atkinsonassoc.co.uk)

## Location & Description

The property comprises two ground floor retail units (The Brown Bag Café and Victoria Jewellers with two modern 2 bed flats (each with small private garden) on first and second floors, all offering accommodation of a high standard.

The retail/cafe units have excellent frontage to Otley Street – approx. 70m east of the busy High Street, 100m south of the central car park and close to the entrance to the busy Craven Court Shopping Centre. This is a location popular with a wide range of traders, convenient for all amenities (rail and bus stations being within easy walking distance).

Skipton (population. Approx. 17,000) is a very popular market town approx. 22 miles North West of Leeds, 20 miles West of Harrogate.

## Accommodation (floor areas approx.)

**No14:** Café – 50.1 sq.m/593 sq.ft on ground floor with basement storage 15.79 sq.m/170 sq.ft. WC.

**No16:** Shop – 19.79 sq.m/213 sq.ft with rear workshop 14.31 sq.m/154 sq.ft on ground floor plus WC; basement 11.15 sq.m/120 sq.ft.

**Flat 1:** (first floor) – Living Room/Kitchen, 2 Beds (one with en-suite) plus Bathroom and WC.

**Flat 2:** (second floor) – living Room/Kitchen, 2 Beds and Shower Room and WC.

## Leases

**No14:** - 5 year lease wef 1<sup>st</sup> June 2024 on effective FRI terms(\*). Tenant break (6m notice) and rent review effective 1<sup>st</sup> June 2027. **Rent £21,500 pa**

**No16:** - 5 year lease wef 1<sup>st</sup> August 2024 on effective FRI terms(\*). Tenant break (6m notice) effective 1<sup>st</sup> August 2026. **Rent £9,600 pa**

**Flat 1** –AST (2 years) wef 20<sup>th</sup> March 2025. **Rent £750 pcm**

**Flat 2** – AST (2 years) wef 1<sup>st</sup> February 2024. **Rent £695 pcm**

- (\*) There is a comprehensive annual service charge in respect of common areas, and external repairs (No 14 – 40%, No 16 - 20%)
- Commercial rents are subject to Vat
- All rents are quoted on an exclusive basis

## Services

Mains services, all units individually metered.

## EPC

Nos 14 & 16 - C(61); Flat 1 – C(70); Flat 2 – D(65)

## Rates

No 14 RV £16,750; No 16 RV £11,500

Flats 1 & 2 – Council Tax Band A

## Guide Price £650,000 (offers).

A purchase at the above guide equates at a gross return of 7.45%. VAT Applicable (on commercial).

**Note** – Ground/Lower Ground floors are held within a long lease enabling the commercial elements to be held within a private pension.



## Viewing

Strictly by arrangement with the sole agents -  
**(Ref: Alastair McDowell)**

**E:** [Alastair@atkinsonassoc.co.uk](mailto:Alastair@atkinsonassoc.co.uk)

**M:** 07889 719536

**T:** 01943 666955