

FOR SALE
SUPERB DOUBLE FRONTED RETAIL
STORE WITH DEVELOPMENT POTENTIAL


Eddisons

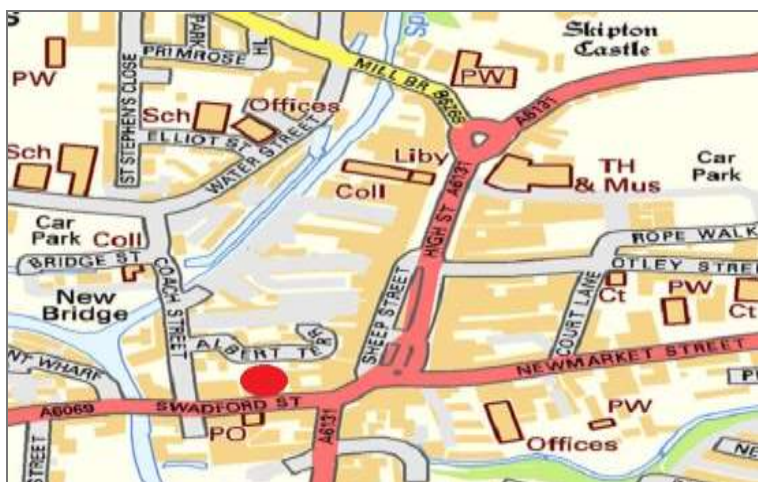


20 SWADFORD STREET, SKIPTON, BD23 1RE

PRICE ON APPLICATION

- \ Excellent position centrally located within Skipton's retail core.
- \ Spacious retail/showroom accommodation over three floors.
- \ Potential for residential conversion to upper floors.

AVAILABLE SPACE
444.91m² (4,789sq ft)



LOCATION

The property is located fronting Swadford Street in Skipton close to the junction with Sheep Street/High Street in the prime retail core. Albert Terrace provides access to the rear.

Skipton is a thriving and historic market town and tourist destination which is the gateway to the Dales. It enjoys a superb mix of multiple and independent retailers.

The town enjoys good rail connections.

DESCRIPTION

The property comprises a three storey and basement stone built retail block with rear two storey extension providing the following accommodation:-

	M ²	SQ FT
Ground Floor		
Retail/showroom area	144.00	1,550
Office/kitchen/staff	20.90	225
First Floor		
Showroom area	145.48	1,566
Second Floor		
Showroom area	113.81	1,225
Basement		
Store	20.72	223
Total (approx.)	444.91	4,789

To the rear of the property is a small yard/car parking area linked to Swadford Street via a walkthrough passageway.

The property offers the potential for the upper floors to be converted to residential (subject to planning).

RATEABLE VALUE

Description / Shop and Premises

Rateable value / £35,250

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Freehold and offered with full vacant possession.

Price on application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons

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Email / declan.kelly@eddisons.com

SEPTEMBER 2017

SUBJECT TO CONTRACT

FILE REF / 731.3969A

For more information, visit eddisons.com/property
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