



**Prime Retail Unit To Let/May Sell**

**Market Place**

Settle, BD24 9EF

Retail

**TO LET / FOR SALE**

**1,199 to 2,645 sq ft**

(111.39 to 245.73 sq m)

# Market Place, Settle, BD24 9EF

## Summary

Available Size	1,199 to 2,645 sq ft
Rent	£40,000 per annum
Price	£480,000
Rates Payable	£4,840.30 per annum
Rateable Value	£9,700
EPC Rating	D (93)

## Description

The property comprises of the former Natwest Bank, located on Market Place, an attractive 3 story, period property, which consists of a large ground floor retail space, currently configured into a number of smaller rooms, with ancillary space on first and second floors. There would be the possibility to open up the ground floor further, and reconfigure the space to create a large, generally open plan and modern retailing space. There is also the option to only occupy the ground floor if the first floor and second floors are not required by any prospective occupier.

## Location

Settle is a popular tourist destination and market town in the South Western area of the Yorkshire Dales National Park. It is served by Settle railway station located near the town centre, and Giggleswick railway station which is a mile away. It is 29 miles from Leeds Bradford Airport. Access to Skipton via the A65 to the South East takes just 30 mins, with junction 36 on the M6 (via the A65) is just 35 minutes away to the North West. Market Place is the prime retail pitch within Settle, overlooking the Market Square, which benefits from a weekly traditional market held every Tuesday, attracting a large number of both traders and customers. The immediate area is home to a wide range multiple national retailers, including Co-op, Boots, HSBC, Booths Supermarket and 3 Peaks Cycles, as well as a large number of independent retailers, restaurateurs and occupiers.

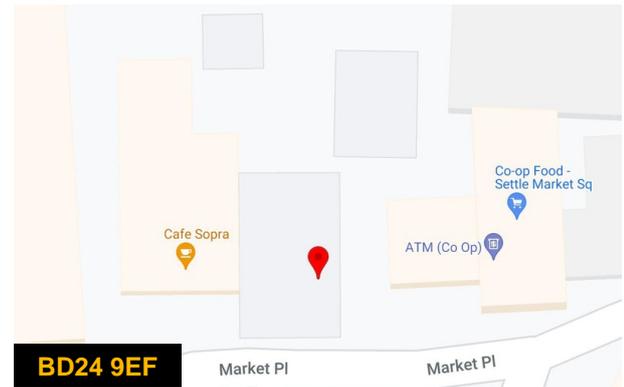
## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	1,199	111.39	Available
1st	713	66.24	Available
2nd	733	68.10	Available
<b>Total</b>	<b>2,645</b>	<b>245.73</b>	

## Terms

Available either by way of a new lease, or a freehold sale.



## Viewing & Further Information



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