

# LOT 43 - Skipton

Commercial Auction - 24th March 2026

allsop



## Freehold Convenience Store/Post Office and Residential Investment

42 Sackville Street, Skipton, North Yorkshire, BD23 2PS

## LOT 43 - Skipton Freehold Convenience Store/Post Office and Residential Investment

42 Sackville Street, Skipton, North Yorkshire, BD23 2PS

GUIDE PRICE \*

**£400,000+**

Gross Initial Yield 8.62%

**Commercial - 24th March 2026**

Live Stream (the first lot to be offered at 11.00 am)

### Key Features

- Comprising a shop arranged over ground and basement, with 3 flats above let on ASTs
- Shop let until 2029 (no breaks) and with the 2024 rent review outstanding
- Located in affluent Yorkshire market town
- Includes residential car parking to the rear
- VAT is not applicable
- **Six Week Completion Available**

**Total Current Rent Reserved**

**£34,476 p.a.**

### Tenure

Freehold

### Location

- ★ The attractive market town of Skipton is located 16 miles north-west of Bradford and 24 miles north-west of Leeds
- A The town is known as the gateway to the Yorkshire Dales and attracts a large number of tourists
- ≡ The property is situated on the west side of Sackville Street, close to its junction with Russell Street and close to its junction with Westmoreland Street.
- 🏠 The property is located in a predominantly residential area with a range of local shops nearby



VAT - VAT is not applicable to this Lot.

### Allsop

Tom Hanson.

Tel: +44 (0)7587 550109

Email: [tom.hanson@allsop.co.uk](mailto:tom.hanson@allsop.co.uk)

### Sellers Solicitor

Peter Crangle.

Ison Harrison Solicitors

Tel: 01756 794 611

Email: [peter.crangle@isonharrison.co.uk](mailto:peter.crangle@isonharrison.co.uk)

### Joint Auctioneer

Michael Beech.

WBW Surveyors

Tel: 01756 692900

Email: [michael.beech@wbwsurveyors.co.uk](mailto:michael.beech@wbwsurveyors.co.uk)

## Schedule

Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
S.Chouhan and D.Kaur	Ground Floor	119.3 sq m	1,284 sq ft	10 years from 11.11.2019 Rent review the 5th year Effectively FR& I	£15,756 p.a.	2024 Rent Review - Outstanding
	Basement	76.16 sq m	820 sq ft			
	<b>Subtotal</b>	<b>195.46 sq m</b>	<b>2,104 sq ft</b>			
Individual/s	First Floor and Part Second Floor - 2 bed flat	86.00 sq m	926 sq ft	Assured Shorthold Tenancy for a term of 12 months from 07.04.2025	£6,420 p.a.	Reversion 2026
Individual/s	First Floor - 2 bed flat	58.00 sq m	624 sq ft	Assured Shorthold Tenancy for a term of 12 months from 24.04.2025.	£6,480 p.a.	Reversion 2026
Individual/s	Part Second Floor - 1 bed flat	49.00 sq m	527 sq ft	Assured Shorthold Tenancy for a term of 12 months from 03.10.2025	£5,820 p.a.	Reversion 2026
<b>Total</b>					<b>£34,476 p.a.</b>	
N.B. Not inspected by Allsop LLP. Commercial floor area sourced from the VOA and Residential floor areas from the EPC register.						

Featured 1



Featured 2



Featured 3



Featured 4



Pro map



NB. The plan is for identification purposes only.



## Disclaimer

--\*\*Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters\*\*

### Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

### Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ( "the Reserve" ) at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
  - any Buyers' Fee charged by the auctioneers;
  - VAT on the sale price;
  - SDLT or any other Government taxes;
  - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

### Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

### Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:  
Residential Auctions
  - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
  - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions
  - All Lots: Buyers Fee £1,500 excluding VAT
1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

**Other Matters**

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
5. Street Trader plans are reproduced with the consent of Edozo Ltd or Experian Goad Ltd. These include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. All rights reserved. Licence number PU 100017316. Location plans are reproduced from the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown copyright and Database Rights 2018 OS 100060020
6. The plans and photographs shown in the catalogue are included in order to assist you in locating the Lot in question. They are not to be taken as drawn to scale and any arrows on plans or photographs are merely to assist you in finding the Lot, not for the purpose of indicating legal boundaries or which direction the lot is facing. The Auctioneers do not warrant or represent that any plans or photographs show the up to date position with regard to occupiers either for the Lot or for any other properties shown in such plans or photographs.