



**3, 3a & 3b Newmarket Street
Skipton
BD23 2HX**





TO LET

3, 3a & 3b Newmarket Street,
Skipton, BD23 2HX

Rent: £19,500 per annum, plus Service Charge & VAT

- Negotiable lease terms
- A well designed, light, attractive premises currently used as a hair salon but would suit a variety of uses
- Extensive display windows to Newmarket Street
- Adaptable high quality ground floor retail space
- Large basement providing additional storage, kitchen and WC facilities
- Highly visible location fronting Newmarket Street in an established central retail position



Harrogate: 22 miles Leeds: approx. 27 miles Ilkley: approx. 10 miles Bradford: approx. 18 miles

LOCATION

Newmarket Street is prominently located just off Skipton High Street in an established retail and professional area. Skipton is a bustling town situated at the Gateway to the Yorkshire Dales. The property is conveniently located within easy reach of the amenities of Skipton Town Centre, public car parks and public transportation links.

DESCRIPTION

A well designed ground floor retail unit with full width display windows fronting Newmarket Street. The premises are currently arranged for use as a hairdressing salon, although alternative uses and arrangements may be considered, subject to necessary consents.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (all measurements are approximate).

Internal Width	14.50 metres (48ft)
Ground Floor Retail Area	100 sq m (1,076 sq ft)
Basement	65 sq m (696 sq ft)

RATEABLE VALUE

Rateable Value: £27,500

Due to transitional relief provisions the rates payable may have no relation to the Rateable Value. Interested parties are advised to check with the local Rating Authority as to the current rates liability.

LEASE TERMS

The property is available on an effectively fully repairing and insuring basis with negotiable lease terms including rent free period dependent upon the length of the Lease.

RENT

£19,500 per annum (exclusive) plus VAT. Incentives available for longer lease.

LEGAL COSTS

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

SERVICE CHARGE

The Service Charge towards the external repair and maintenance of the unit and insurance premium is approximately £4,170 per annum.

VAT

Rentals and Service Charges are exclusive of VAT but will be subject to VAT at the prevailing rate.

EPC

TBC

VIEWING

Strictly by prior appointment with the Sole Agents WBW Surveyors Ltd. To make an appointment please contact us on 01756 692900.

Email: info@wbwsurveyors.co.uk

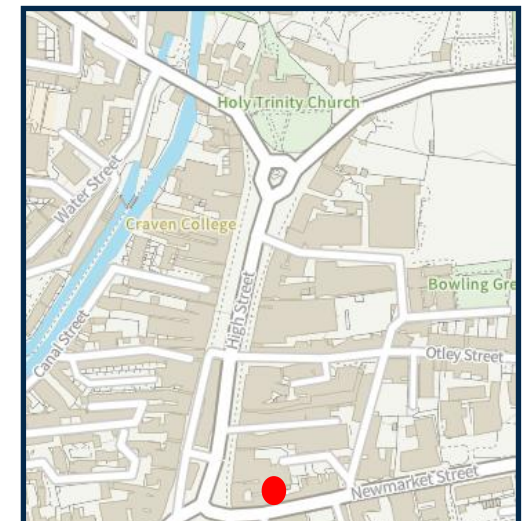
ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of source of funding will be required from the successful tenants.

Details: October 2026



EPC



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An adaptable, light and attractive premises - would suit a number of uses

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