



**PROMINENT SOUGHT  
AFTER RETAIL UNIT**

**Price £350,000**

## **Description**

Situated in a prominent and highly visible position on Skipton Road, this property occupies an excellent end-of-row position within a retail parade, benefitting from strong passing trade and excellent frontage exposure. Formerly occupied by Costcutter, the site offers an established retail setting with a layout well suited to a variety of commercial uses.

The premises features an attractive glazed frontage with electric roller shutter doors to the front elevation, offering security and good visibility to passing trade. Arranged over two floors, the property provides a large open plan retail area to the ground floor and office / store areas to the upper floors which extends to approximately 3330 sq ft.

Externally, the property benefits from communal forecourt parking, providing convenient access for customers, together with a dedicated delivery area to the rear.

Internally, the unit is fitted with a suspended ceiling incorporating LED lighting to the ground floor and features all mains utilities.

## **Terms**

Freehold. The property is available to purchase freehold, with vacant possession on completion.

## **Rateable Value**

Rateable Value: £28,250

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

## **VAT**

All figures quoted are deemed exclusive of VAT where applicable.

## **Legal Costs**

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## **Planning**

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## **Services**

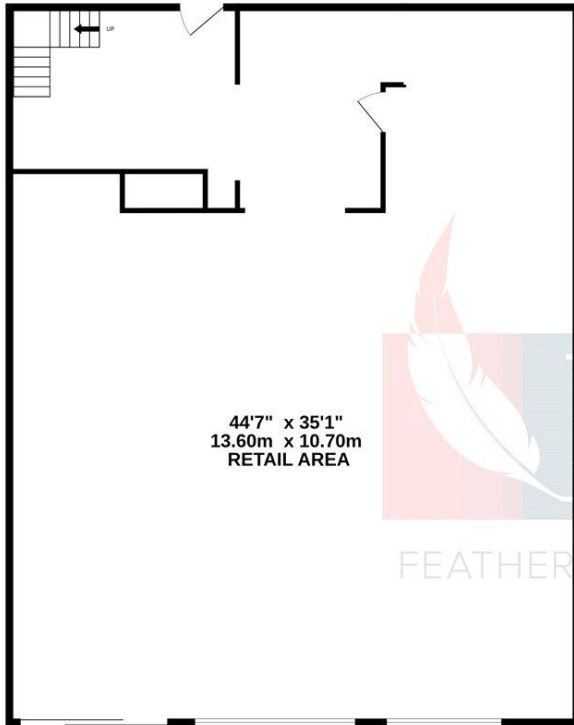
All mains services are connected to the property.

## **Viewing**

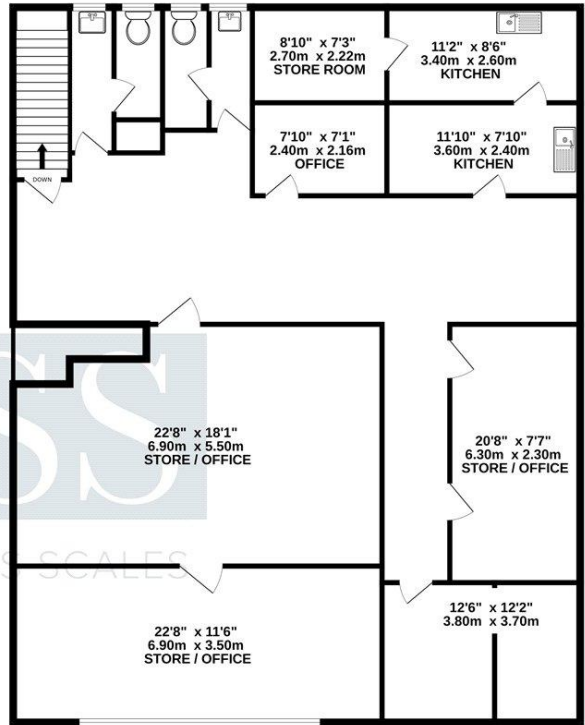
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



**GROUND FLOOR**  
1947 sq.ft. (180.9 sq.m.) approx.



**1ST FLOOR**  
1383 sq.ft. (128.5 sq.m.) approx.



**TOTAL FLOOR AREA : 3330 sq.ft. (309.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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