

MARKS &
SPENCER

next

PEACOCKS



MOUNTAIN
WAREHOUSE

COTSWOLD
outdoor



The Edinburgh
Woollen Mill



Bonmarché

NEW RETAIL/ LEISURE SPACE TO LET

8 Albion Yard, Skipton. BD23 1DU.



next

HIGH STREET

Scented Crerations
EZI-VAPE
Crayen Coffee Co
LE BISTRO
DES ARMS
FRENCH RESTUARANT

RED LION PUBLIC HOUSE

GREEN KING

MOUNTAIN WAREHOUSE

MARKS & SPENCER

8 Albion Yard

ALBION YARD

Fish & Chnps

The Edinburgh Woollen Mill



Bonmarché

PEACOCKS



38 Space Car Park

ROPE WALK

OLD GEORGE YARD

ALTHAMS TRAVEL AGENT

GRAVEN BAKER

SUTCLIFFES BUTCHER

JEXLEY OPT

GRAMEN ARTS

MILL CAFE

COFFEE

DRAKE & MACEFIELD BUTCHER

BEAN LOVED CAFE

AWB CHARLSEWORTH Solicitors

The Albion Public House



Accommodation

Part of a Grade II Listed Building, the property is arranged over ground, first and second floors:

	Sqm	Sqft
Ground Floor	535.95	5,769
First Floor	725.01	7,804
Second Floor	136.01	1,464
Total	1,396.97	15,037

(Gross Internal Areas)

▲ Tenure

New lease for a term of years to be agreed on effective full repairing and insuring terms by way of a service charge.

▲ Rent

Offers over £100,000pax.

▲ Service Charge

Adhoc in respect of external maintenance.

▲ Car Park

Allocated car parking may be available, further details on request.

▲ Rates

To be assessed.

Interested parties are advised to make enquiries with the Local Authority.

▲ Costs

Each party to be responsible for their own costs in any transaction.

▲ EPC

Further details on request.



320 Car Spaces

MARKS & SPENCER

38 Car Spaces

next

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P

High Street

P

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Retail & Leisure

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PEACOCKS



MOUNTAIN WAREHOUSE

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Bonmarché

fat face

8 Albion Yard



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Unleash the potential

Prime commercial space with direct frontage to a 38-space customer car park and convenient access to a 320-space town center car park just a 1-minute walk away.

Positioned along an established pedestrian route to the High Street, offering flexibility in layout (subject to planning and Listed Building consent).

Adjacent to **M&S Simply Food** and in close proximity to other renowned retailers such as **Next**, **Cotswold Outdoor**, **Mountain Warehouse**, **Fat Face**, **Boots**, **Pavers**, and **Hotel Chocolat**. Maximise visibility and accessibility for your business in this high-traffic and strategically located area.

Skipton

“Gateway
to the Dales”

All Enquiries

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REAL ESTATE

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