

# Suite 1 High Street House, Skipton



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# TO LET - Suite 1, High Street House, High Street, Skipton, BD23 1DS

£7,500 per annum plus service charge plus insurance.

## LOCATION

High Street House is a late Victorian landmark building on the corner of High Street with Newmarket Street comprising attractive offices at first and second floor level, served by a modern passenger lift.

High Street House is within easy reach of town centre facilities and public car parks.

## DESCRIPTION

A first floor office suite attractively fronting onto Newmarket Street with passenger lift in a prestigious landmark building comprising approx. 612 square feet (56.9 square metres) (IPMS 3). Access is by way of a side hall off Newmarket Street with wide easy staircase and passenger lift to the second floor with communal kitchenette and toilet facilities.

## RENT

The property is available at a rent of £7,500 per annum plus service charge plus insurance.

## SERVICE CHARGE

The Service Charge includes maintenance of structure and common ways, cleaning, insurance, water and central heating. The Service Charge for the 2025 year is £3,316.20. The insurance charge is £705.04.

## RATES

From the VOA website enquiry only the property has a Rateable Value of £6,400. Small Business Rate Relief may apply (no rates payable) and enquiries should be made to North Yorkshire Council.

## LEASE TERMS

Immediately available on a three year lease (longer if required).

## VAT

The rent and service charges are subject to VAT at the prevailing rate.

## EPC

Suite 1 - TBC

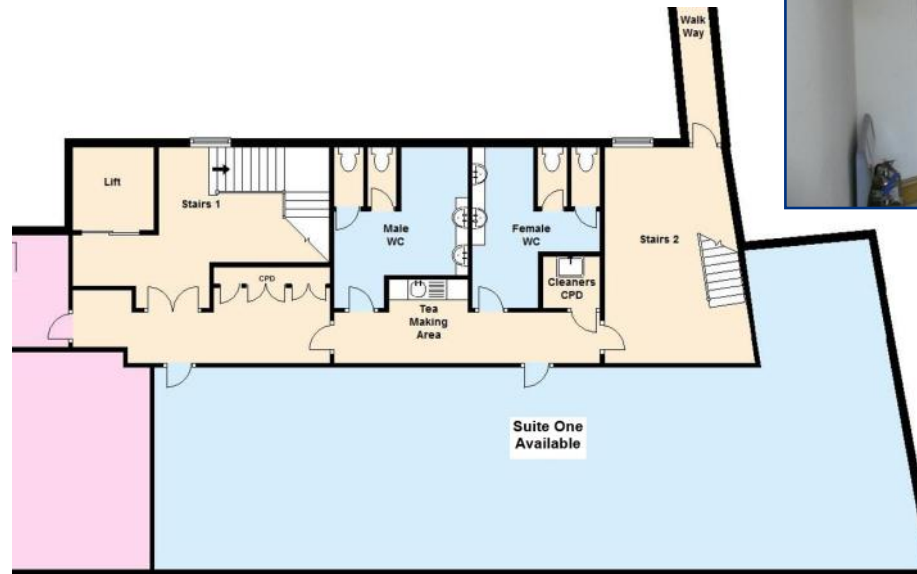
## VIEWING

Strictly by arrangement with the Sole Agents, WBW Surveyors Ltd. Please contact 01756 692900.

## ENQUIRIES

For further enquiries please contact the office on 01756 692900 or by email [info@wbwsurveyors.co.uk](mailto:info@wbwsurveyors.co.uk)

Details prepared: October 2025



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