

# Dacres

COMMERCIAL

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## OFFICES TO LET

Unit 13, The High Corn Mill, Chapel Hill, Skipton, BD23 1NL

2,520 sq.ft (234 sq.m)

**Tel. 01756 701010**

32 Sheep Street, Skipton, BD23 1HX Fax. 01756 700061 Email. [skiptoncomm@dacres.co.uk](mailto:skiptoncomm@dacres.co.uk)

[www.dacres.co.uk](http://www.dacres.co.uk)

## Location

Situated in the attractive High Corn Mill setting in an enviable location adjoining Eller Beck and Springs Canal. The Mill is situated just off Chapel Hill, located close to the top of Skipton High Street near to the Castle, Parish Church and the famous Stanfords Pie shop which enjoys frequent visits from knowledgeable tourists.

Skipton is a vibrant market town, home to a colourful four day market and attracting visitors from far and wide enjoying the varied range of shops that the town is rightly proud of. The town has recently been crowned great British street of the year 2009 which is a justified accolade for the area.

## Description

These first floor premises provide a spacious self contained office facility with attractive views over Springs Canal. Providing mostly open plan accommodation, the property has its own self contained kitchen facility, toilet facilities and private office. The High Corn Mill is one of Skipton's most historic commercial buildings enjoying a good range of varied occupiers. The mill boasts a recent car park extension providing on site car parking. Fully refurbished waterwheel which is providing green energy for the building and its own website for the avid Internet surfer.

## Accommodation

Measured to a net internal area.

General Office, Private Office, Kitchenette and Ladies & Gents Toilet facilities.

**GIA 2,691 sq.ft (250 sq.m)**  
**NIA 2,520 sq.ft (234 sq.m)**

Outside car parking facilities are available.

## Rating Assessment

RV £10,750, Rates payable £4,923.50 (verbal enquiry only)

## Rent

Asking rental £20,000 per annum, exclusive of rates, service charges and insurance.

## Terms

The unit is available on terms to be agreed.

## Costs/VAT

The incoming tenant will be responsible for payment of the landlord's reasonable legal costs. Prices/Rentals are quoted exclusive of VAT.

## Viewing/Further Information

All enquiries to the sole agents:

Dacres Commercial Skipton Office

Tel: 01756 693133/701010

Reference: Jeff Crabtree/Julie Massey

