



## Unit 15, The High Corn Mill, Chapel Hill Skipton, BD23 1NL

1,653 sq ft (153.3 sq.m)

- Open Plan Office Suite
- Historic Mill Setting
- Top of town location, competitive rental

£15,000 per annum

# To Let

# Tel. 01756 701010

32 Sheep Street, Skipton, North Yorkshire BD23 1HX  
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[www.dacres.co.uk](http://www.dacres.co.uk)

## Location

High Corn Mill is situated close to the top of Skipton High Street near to the Castle and Parish Church and close to the retail hub of this attractive market town.

## Description

Unit 15 is a spacious self contained office suite retaining many of its original architectural features including beams, supporting columns and wooden gearing which has been made a feature of this particular unit. The High Corn Mill is one of Skipton's most historic commercial buildings, which has been converted into a range of offices and retail units. Overlooking Springs Canal and Eller Beck, the unit offers one of the perhaps most interesting and unusual office suites in Skipton.

## Accommodation

<i>Measured to a Net Internal Area</i>	<b>ft<sup>2</sup></b>	<b>m<sup>2</sup></b>
General Office, Meeting Room, Kitchenette, Two Storage Rooms Ladies and Gents Toilets	1653	153.3

The property is accessible via a timber footbridge from the car park. Externally there are three allocated parking spaces in the mills car park.

## Rating Assessment

Rateable Value £12,000, Rates Payable £5,544

## Rent

£15,000 per annum, exclusive, plus service charges and insurance.

## Terms

The unit is available to let for a minimum term of three years or multiples thereof with rent reviews, on an internal repairing basis plus service charge.

## Costs/VAT.

The incoming tenant will be responsible for payment of the landlord's reasonable legal fees, together with any stamp duty thereon. Prices/rentals are quoted exclusive of VAT, if chargeable.

## Viewing/Further Information

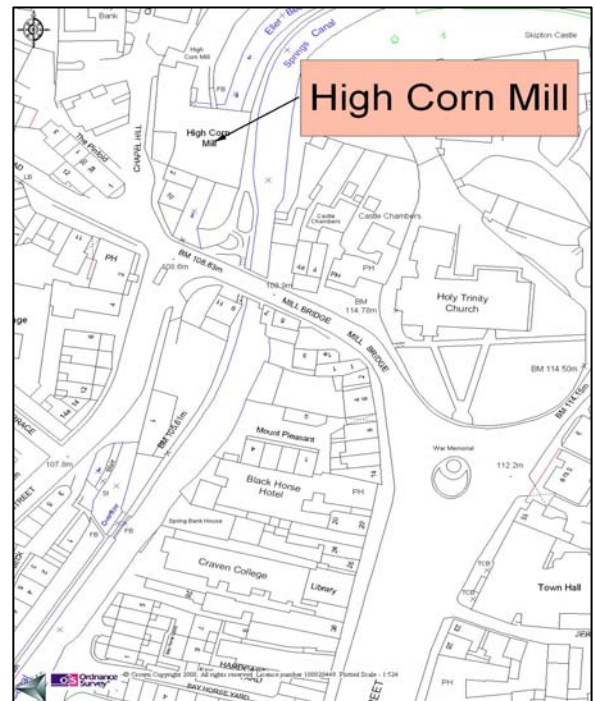
Strictly by prior arrangements through the agents Skipton commercial department, contact Jeff Crabtree 01756 693133.

Details prepared: JRC/jem/25.11.08  
Subject to Contract

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EXTERNAL VIEW



NOT TO SCALE

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