

# FOR SALE

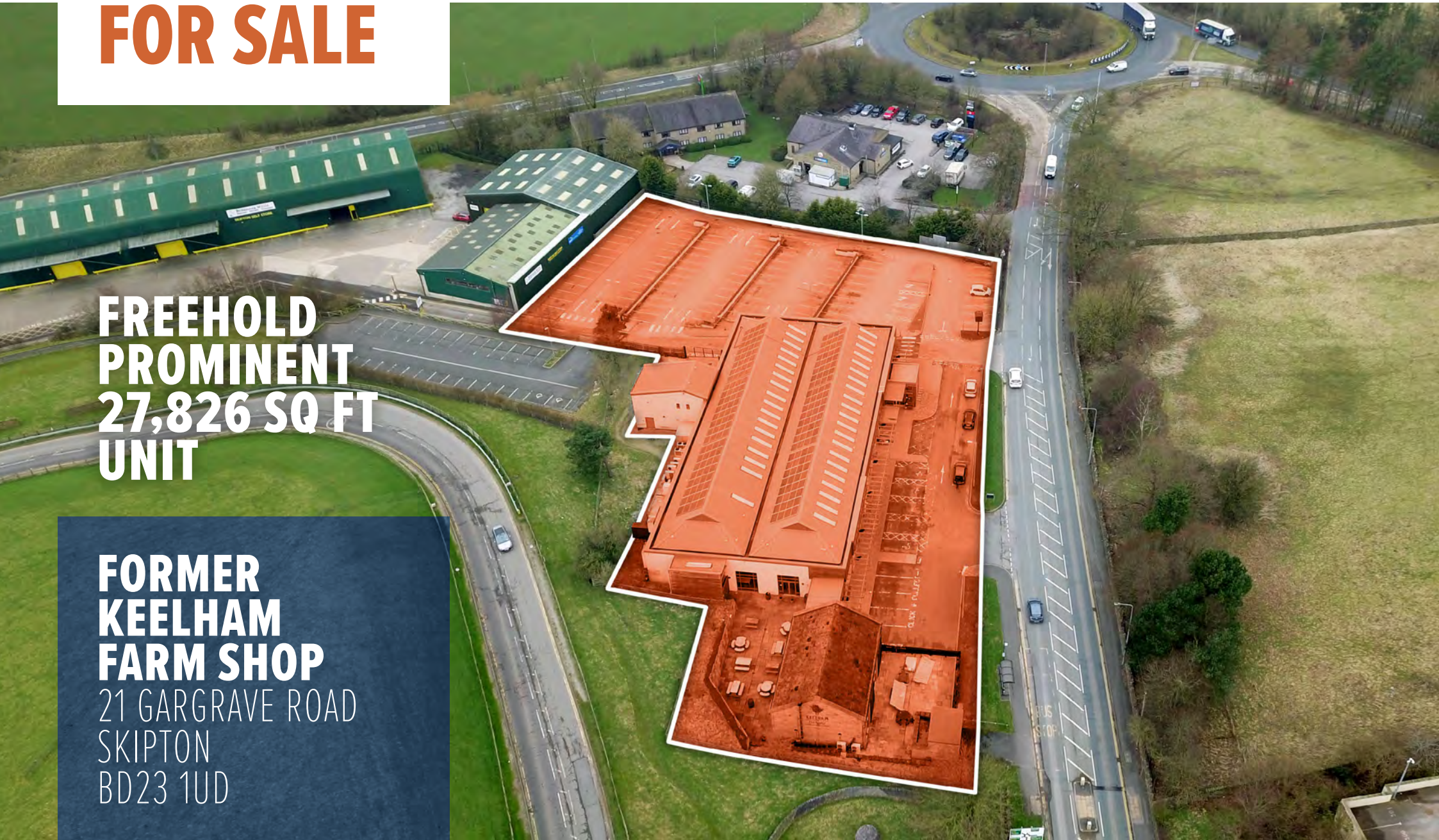
**FREEHOLD  
PROMINENT  
27,826 SQ FT  
UNIT**

**FORMER  
KEELHAM  
FARM SHOP**  
21 GARGRAVE ROAD  
SKIPTON  
BD23 1UD

PROPERTY REFERENCE:  
[watling.com/property/223029](https://www.watling.com/property/223029)

ON BEHALF OF  
**LYN VARDY & JONNY MARSTON**, APPOINTED AS JOINT ADMINISTRATORS

**WATLING**  
REAL ESTATE



# EXECUTIVE SUMMARY



- > **FREEHOLD** PROMINENT 27,826 SQ FT UNIT WITHIN 1.65 ACRE SITE
- > LOCATED ADJACENT TO **MAIN ROUNDABOUT JUNCTION** OF A65 AND A59 HIGHWAYS APPROXIMATELY 1 MILE NORTH-WEST OF SKIPTON IN NORTH YORKSHIRE
- > MODERN BUILDING PROVIDING **HIGH QUALITY ACCOMMODATION**
- > **VACANT POSSESSION**
- > SUBSTANTIAL **CAR PARKING** AREA INCORPORATING APPROXIMATELY 100 SPACES



**FORMER KEELHAM FARM SHOP** | 21 GARGRAVE ROAD | SKIPTON | BD23 1UD

# LOCATION

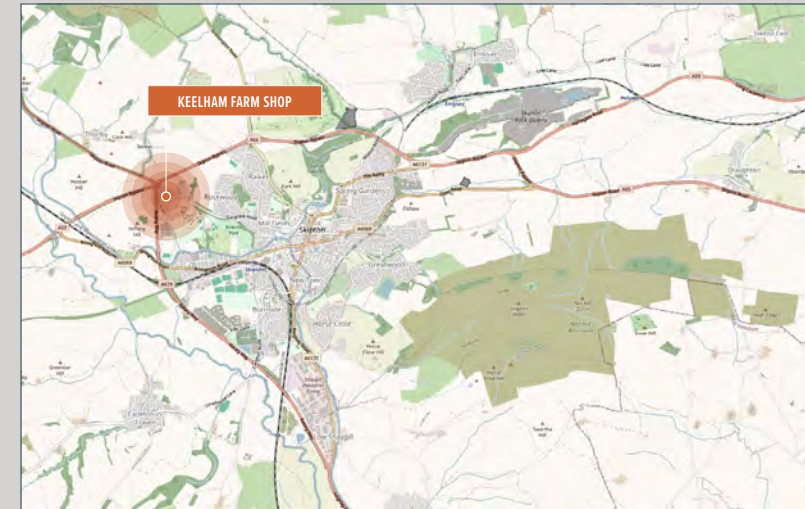
## LOCATION

The property is located to the northwestern periphery of Skipton, a popular market town in North Yorkshire, which is approximately 25 miles north west of Leeds, 20 miles north west of Bradford and 35 miles north east of Manchester.

The property is situated to the south of Gargrave Road and benefits from being approximately 50m off the intersection of the main arterial A65 and A59 highways. The roundabout junction is significant to the surrounding area providing access to Harrogate, Leeds and Bradford to the east and North Lancashire and the Yorkshire Dales to the west.

The property is in an ideal position to benefit from the high volume of traffic that passes through the area.

Neighbouring uses include a Travelodge hotel and small fast-food retail development with Burger King and Greggs as occupiers.



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# THE PROPERTY

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The property comprises a high quality freehold unit that was previously utilized as a farm shop/food hall with ancillary accommodation. The principal unit is of steel frame construction with a mix of renders and profile sheet elevations and a twin pitched profile metal clad roof incorporating translucent roof panels.

The accommodation provides a mainly open plan sales area, dining areas, ancillary stores, preparation rooms, kitchens and office space.

There is a 2-storey detached building of masonry construction that lies on the property's eastern boundary which is connected to the principal unit by way of a lightweight glazed atrium.

The property benefits from a substantial surfaced car parking area incorporating approximately 100 parking spaces. Access is available via two entrances on Gargrave Road which runs adjacent to the northern boundary of the property.



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# THE PROPERTY



## TITLE INFORMATION

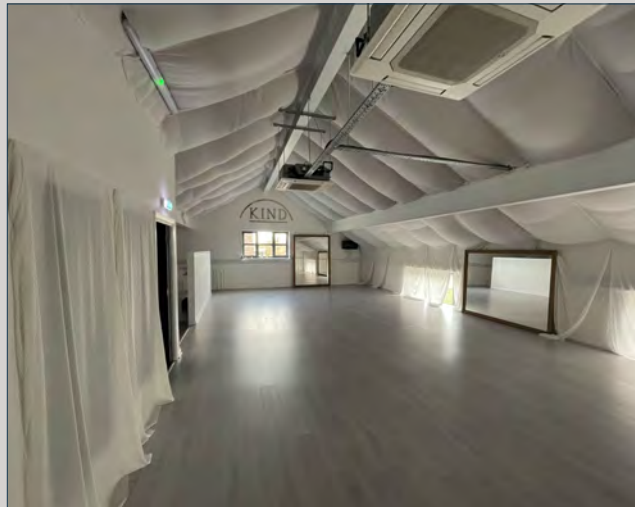
The property is held freehold under the title number NYK393785.

The total site area is 1.65 acres (0.67 hectares), which reflects approximately a 25% building to site coverage.

## ACCOMMODATION

The approximate Gross Internal Area is:

DESCRIPTION	SQ M	SQ FT
Ground Floor	1,418.34	15,261
First Floor / Mezzanine	796.08	8,566
Basement / Lower Ground Floor	371.70	3,999
<b>TOTAL</b> (including mezzanine)	<b>2,586.12</b>	<b>27,826</b>



# AT A GLANCE



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# FURTHER INFORMATION

## PLANNING INFORMATION

We assume the property has planning consent for its current use. The property is located in an area that falls within the authority of North Yorkshire Council.

## BUSINESS RATES

**Rateable Value:** £284,600

**Rates Payable:** (23/24): £145,716

Interested parties are to rely on their own enquiries with the Local Authority.

## EPC

EPC Rating: C (62)

## VAT

The Administrators reserve the right to charge VAT on the sale if applicable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the sale of the property.

## SALE ON BEHALF OF JOINT ADMINISTRATORS

The property is offered for sale on behalf of Joint Administrators. The Administrators offer no title or collateral warranties associated with this property or transaction. The Administrators act without personal liability.

## VIEWINGS

Strictly by prior appointment with Watling Real Estate, acting as sole agents.



# CONTACT DETAILS

For further information or to request a viewing,  
please contact Watling Real Estate:

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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers / funders / lessees.

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