

TO LET / FOR SALE

GOOD QUALITY TOWN CENTRE OFFICES

5,550 sq ft



- **Prominent town centre location**
 - **Excellent natural light**
 - **Flexible terms available**
 - **Low rent**
- **Potential for input into refurbishment**

Crescent House, Keighley Road,
Skipton, BD23 2LP

LOCATION

Crescent House is prominently situated fronting onto Keighley Road at its intersection with Swadford Street in the centre of Skipton.

Skipton is a prosperous market town, known as the “gateway to the Yorkshire Dales”, lying approx. 23 miles north west of Leeds and 16 miles north west of Bradford.

Skipton is a busy market town benefitting from a range of local and national retailers, bars and restaurants including Rackhams (House of Fraser), Boots, Marks & Spencer, Next, Cotswold Outdoors and Dawsons Department Store.

DESCRIPTION

Crescent House comprises a first floor office suite above a ground floor retail parade.

The curved frontage of Crescent House provides excellent prominence onto Keighley Road, High Street and Swadford Street and offers the opportunity for tenants to brand the first floor offices in their own style.

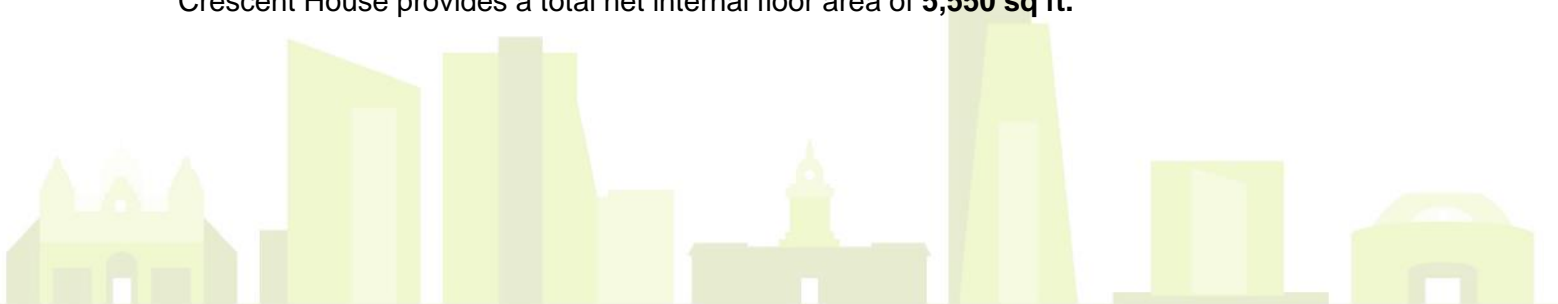
The available accommodation comprises an office suite benefitting from the following specification features:-

- Reception area / Business Lounge
- A mix of open plan and cellular offices
- Suspended ceilings
- Category II fluorescent lighting
- New carpeting and decorations (to be carried out)
- Male and female toilets
- Shared kitchen

There is an opportunity for a prospective tenant to have an input into the refurbishment of the office accommodation.

ACCOMMODATION

Crescent House provides a total net internal floor area of **5,550 sq ft.**



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EPC

Crescent House has been assessed as having an energy rating of 82 (Band D). A full copy of the EPC is available on request.

RATES

Crescent House is assessed for rating purposes as "Training Centre" and has a current rateable value of £34,250. This presents a rates payable figure of £3.00 per sq ft.

PLANNING

The first floor benefits from planning permission for a proposed change of use of a building from Learning and Non-Residential Institutions (Class F1) to six apartments (Class C3). Plans are available on the website and upon request. Planning Application Ref – 2022/24169/FUL

TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed at a commencing rent of **only £8.50 per sq ft per annum**. Short-term and flexible leases may be available.

Alternatively the premises is available to purchase in the form of a 999 year long leasehold interest.

FURTHER INFORMATION/VIEWING

For any further information or to arrange a viewing, please contact the joint letting agent:-

CARTER TOWLER
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