

TO LET

LM ONE.

PROMINENT TOWN CENTRE OFFICES WITH DEDICATED PARKING



NAVIGATION HOUSE, BELMONT BRIDGE, SKIPTON, BD23 1RL

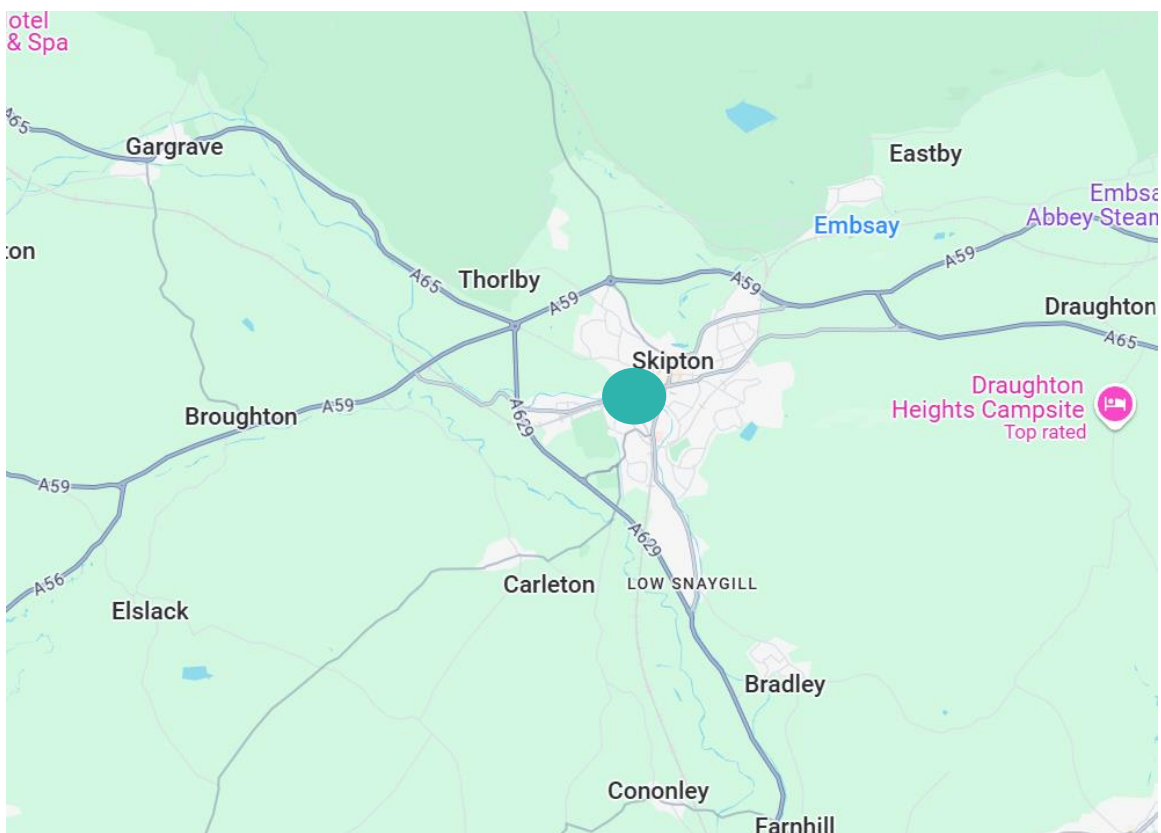
Rent – £3,995 pcmx

Size – 3,006 sq ft

- Prime town centre location
- Overlooking canal basin
- 8 dedicated off road parking spaces
- Fronting onto a busy arterial route

LEASING CONSIDERATIONS

- Available by way of new FRI Lease
- 3,006 sq ft retail space
- Rent of £3,995 pcmx
- Attractive stone built property
- 8 dedicated off road, secure parking spaces
- Excellent location on busy arterial route Belmont Bridge leading to Otley Road (A6069)
- Suitable for a variety of alternative uses subject to planning permission.
- Facilities include W/C and new gas fired boiler



LOCATION

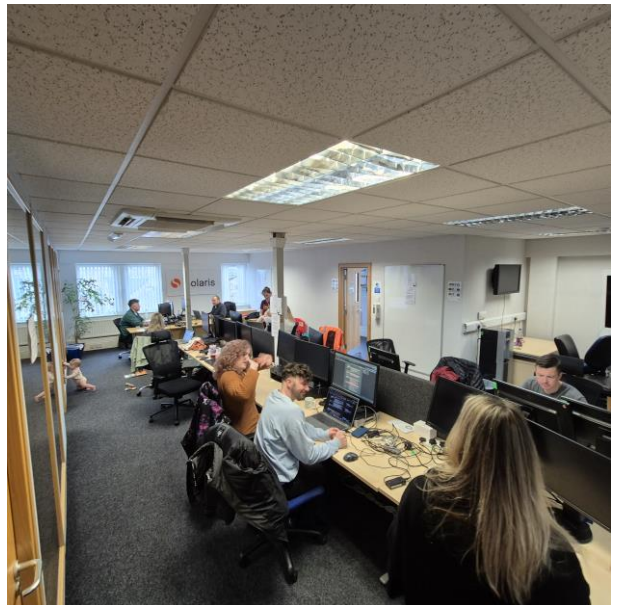
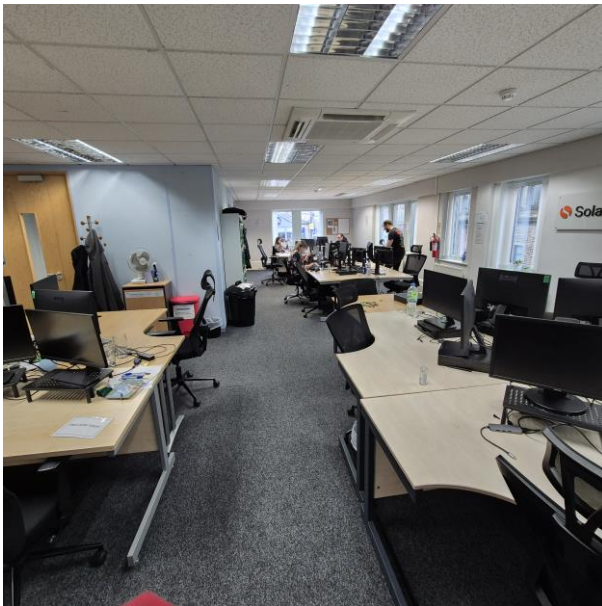
The historic market town of Skipton is famous for its cobbled High Street and four days a week open street market and provides comprehensive shopping and leisure facilities.

Only a short drive from the Yorkshire Dales National Park, the town is also close to the popular holiday destinations of Grassington, Malham, and Bolton Abbey

DESCRIPTION

Navigation House comprises a detached purpose built mixed investment, constructed in 1993, planned as three ground floor commercial units suitable for occupation as retail/showroom/offices, with a single office at first floor – modern open plan accommodation of an excellent standard overlooking the canal basin.

At ground floor the building offers gated private/secure parking for 18 cars to supplement the tenant/visitor parking (6 spaces) immediately to the rear. Nearby occupiers include Majestic Wines, Wm Morrison, Tesco, B&M Stores, Craven District and North Yorks County Councils. Skipton (population. Approx. 17,000) is a market town approx. 22 miles North West of Leeds, 20 miles West of Harrogate and 35 Miles North of Manchester.





RENT

Quoting £3,995 pcmx.

BUSINESS RATES

The property has a Rateable Value of £26,750. Interested parties are advised to make their own enquiries.

EPC

Available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476 571

Email / Steven@LM1.agency

November 2024

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency



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