



## LOCATION

The property has an extremely prominent location fronting the busy Skipton Road, being the main A65 trunk from road from the Leeds/Bradford conurbation to Skipton and the Lake District.

The unit forms part of the successful Dalescraft Centre with occupiers including Redmayne Bentley Stockbrokers, The Cottage Salon and a publicity company.

## ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	5.94m	19'6"
Internal Width	5.23m	17'2"
Shop Depth	7.85m	25'9"
Office/Sales	38.55 sq.m.	415 sq.ft
Kitchen		
Separate wc		

It also benefits from 2 dedicated car parking spaces.

## LEASE

The property is to let on a new lease for a term of years to be negotiated, subject to rent review on an effective full repairing and insuring basis.

## RENTAL

£7,950 per annum exclusive.

## RATES

We understand the property is assessed as follows:-

Description	Rateable Value	Rates Payable 2010/11 (estimated)
Shop & Premises	£6,300	£2,565

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## VIEWING/FURTHER INFORMATION

Please contact the sole letting agents, Brackenridge Hanson Tate:-

Att: Robin Hanson  
Tel: 0113 244 9020  
Email: [robin@bht.uk.com](mailto:robin@bht.uk.com)

SUBJECT TO CONTRACT  
prepared June 2010