



# FOR SALE

## CHARACTER OFFICE BUILDING WITH PARKING

677.32 SQ.M. (7,291 SQ.FT.)



## CAROLINE HOUSE PROVIDENCE PLACE SKIPTON

web. [www.bht.uk.com](http://www.bht.uk.com)

address. 51a St. Pauls Street, Leeds, LS1 2TE

tel. 0113 244 9020 fax. 0113 244 1104

## LOCATION

Skipton "The Gateway to the Dales" forms part of Craven District with a population of approximately 53,620 persons. It has excellent access to the Leeds and Bradford conurbations by both road and rail with a daily service to London Kings Cross. There are good road communications to the Manchester conurbation via the M65 motorway.

## SITUATION

The property occupies a convenient location with direct pedestrianised access to the High Street and vehicular access from Newmarket Street. The building and car parking area are indicated on the attached plan, for identification purposes only.

## DESCRIPTION

A three storey former warehouse building constructed of stone with a blue slate roof and lean-to extension to the ground floor. The property has been successfully converted to provide modern air conditioned office accommodation with attractive stone built entrance vestibule.

## ACCOMMODATION

The property provides the following approximate Net Internal Floor Areas:-

Ground Floor Offices/Plant for a/c	268.20 sq.m.	2,887 sq.ft.
First Floor Offices/Meeting Room	154.12 sq.m.	1,659 sq.ft.
Second Floor Offices	183.19 sq.m.	1,972 sq.ft.
Basement	<u>71.81 sq.m.</u>	<u>773 sq.ft.</u>
<b>Total NIA</b>	<b>677.32 sq.m.</b>	<b>7,291 sq.ft.</b>

A car parking area for up to 6 vehicles is included in the sale.

## RATEABLE VALUE

The current rateable value of the property is £39,500.

## TERMS

Offers are invited in the region of **£400,000 (four hundred thousand pounds)** subject to contract for the freehold interest with vacant possession.

## LEGAL COSTS

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

## VAT

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

## VIEWING

By appointment with the sole agents, Brackenridge Hanson Tate - 0113 244 9020 (ref: Robin Hanson - [robin@bht.uk.com](mailto:robin@bht.uk.com))

**SUBJECT TO CONTRACT**  
**Details prepared: 26 May 2010**

# bhnt

brackenridge  
hanson tate

