

# PRIME RETAIL UNIT TO LET

## Unit 12a, Craven Court Shopping Centre, Skipton

7-8 Conduit Street, London,  
W1S 2XF  
020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- Let to national retailers including Laura Ashley, Fat Face and Joules
- Available on a short term basis

### LOCATION

Prominently located in the heart of Skipton's vibrant retail core, Craven Court provides a unique shopping experience.

Craven Court is home to a mix of independent and national multiple retailers including Joules, Fat Face, Laura Ashley, H Samuel, Julian Charles and Body Care.

### RATES

Rateable Value  
£12,000

Interested parties should verify these figures with Craven District Council (Tel 01756 700 600).

### COSTS

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

### TENURE

The property is available on a full repairing and insuring lease for a term to be agreed.

### RENT

£12,500 pax

### ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales    2,070 sq ft    192.3 sq m

### SERVICE CHARGE

The current service charge is approximately £2,514 pa.

### SPECIFICATION

The premises are handed over in their existing condition.

Subject to contract



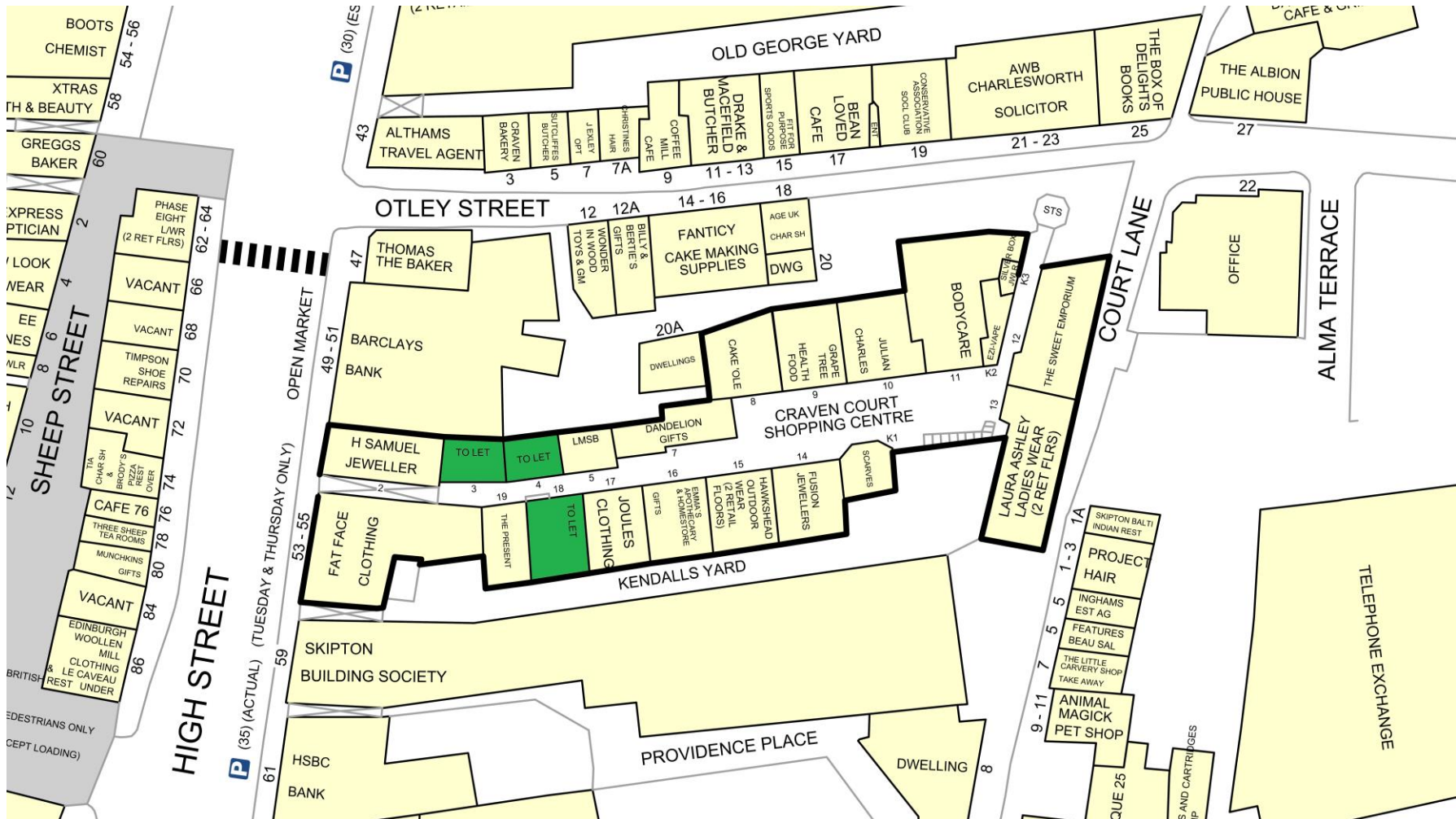
### INSPECTIONS

Viewing is strictly by appointment with:

**Nick Carvey**  
020 7182 7493  
[Nick@fawcettmead.co.uk](mailto:Nick@fawcettmead.co.uk)

Alternatively speak to our joint agents  
Rawstron Johnson:

**Anthony Jackson**  
0113 450 7000  
[Anthony.rj-ltd.co.uk](http://Anthony.rj-ltd.co.uk)



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