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SURVEYORS

01609 797 330

FOR SALE
MIXED USE - OFFICE AND
RESIDENTIAL
138 SQ.M / 1,480 SQ.FT

35/35A Coach Street
Skipton
BD23 1LQ

ENQUIRIES
alignsurveyors.co.uk



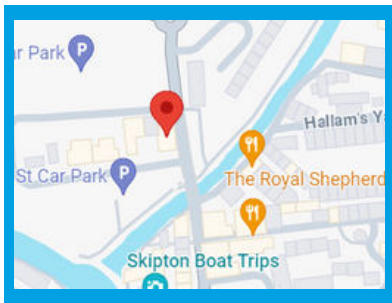
DESCRIPTION

The former Information centre for Craven District Council occupies a basement, ground-floor level used as offices, and a residential flat on the first-floor providing a fantastic opportunity for the purchaser to redevelop and refurbish the building. The property features two offices and a small kitchenet with a w/c on the ground-floor. The basement can be accessed from both ground-level and the rear yard. On the first level, residential accommodation can be accessed from the alley down the side of the property.

The property is located to the south western side of Skipton town, adjacent to Coach Street road and to the south of Coach Street Car Park. Skipton high street shops are 0.5 miles to the north east of the property.

Skipton Town centre is noted to be one of the tourist destinations across England, with a population of 15,042 in 2021. The town hosts a market four times a week. The canal which runs through the town, offers delightful walks and trips on the water which canals can be hired for the day. The town has its own railway station within the main town centre on Broughton Road, which compromises daily links to Leeds and Bradford as well as Carlisle. Transport links with bus services in Skipton, have access to Leeds, Bradford, Manchester, Preston, Kirkby and more.

LOCATION PLAN



PROPERTY SIZE

Property size total space: 1,480 sq. ft./ 138 sq. m

FLOOR AREAS (GIA)

Floor	Sq. ft	Sq. m
Office Space	578	54
Basement	345	32
Flat Space	557	52
Total	1,480	138

PRICE

£120,000

TERMS

The freehold interest is available.

VIEWING

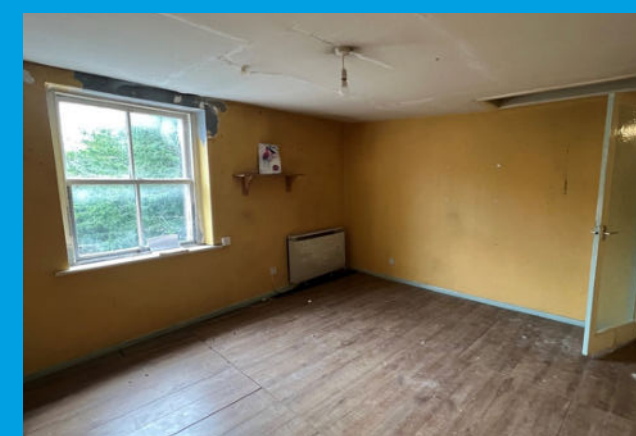
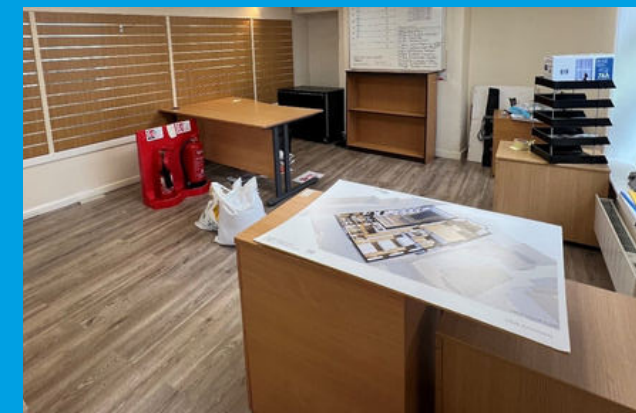
All viewings are to be arranged through the retained agents or by contacting
Daniel.Clinch@alignsurveyors.co.uk or
Christopher.Black@alignsurveyors.co.uk

EPC

EPC's are available for both the retail and residential flat.
Retail D rating until June 2026.
Residential flat E rating until July 2030.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation of this sale.



DISCLAIMER

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site.

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