



INDUSTRIAL OFFICES RETAIL INVESTMENT **DEVELOPMENT**

**CRAVEN COLLEGE
HIGH STREET SKIPTON BD23 1JY**



FOR SALE

**STUNNING TOWN CENTRE BUILDING
UNIQUE DEVELOPMENT OPPORTUNITY**

18,075 SQ. FT (1,680 SQ. M)

**SUITABLE FOR A VARIETY OF USES
(SUBJECT TO PLANNING)**

GUIDE PRICE: £855,000

CONTACT:

Richard Heslop – 01943 662662
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Craven College High Street Campus Skipton BD23 1JY

LOCATION

The High Street Campus is prominently located in the town centre of Skipton, on the High Street, close to the castle and Town Hall.

Skipton is a popular and affluent market town on the edge of the Yorkshire Dales. Leeds is 25 miles distant and Bradford 20 miles. The town is well served by public transport with train and bus stations providing access across the region.

DESCRIPTION

The property comprises a three storey building with basement, within the Conservation area.

The front elevation is faced in Ashlar stone, while other sections and elevations are either traditional stone or brick construction, under a pitched slate roof. To the rear side is a single storey extension which is brick built and rendered and roofed in profiled sheeting. The property backs on to the Springs Branch of the Leeds-Liverpool canal.

Internally, the property is equipped to provide modern facilities for both fully operational hair and beauty salons and catering kitchen and restaurant. These facilities are complemented with ancillary accommodation to include, classrooms, offices, and storage together with a social area for students.

Externally, there is on-site car parking for up to 8 cars.

ACCOMMODATION

Floor	Sq. Ft.	Sq. M
Basement	125	1,345
Ground	714	7,682
First	558	6,004
Second	283	3,044
TOTAL	1,680	18,075

TENURE

The property is offered for sale freehold with vacant possession subject to flying freeholds on the first and second floors.

PRICE:

The guide price is £855,000.

ADDITIONAL NOTE:

The High Street Campus comes with the right to rent market space on the cobbles at the front and this generates an income of around £2,000 per annum.



SERVICES

We understand that all mains services are installed or are available. However, we recommend that prospective occupiers make their own enquiries as to the availability, suitability and capacity of such services.

VIEWING

Strictly by appointment only, contact:-
Richard Heslop: 01943 662662
Or email richard@de-commercial.co.uk

Awaiting EPC



MISREPRESENTATION ACT

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