



The Courtyard

Settle, BD24 9JY

PREMISES SUITABLE FOR VARIETY OF USES

5,337 sq ft
(495.82 sq m)

- Highly visible position adjacent to the A56
- Car parking for over 40 cars
- Only a 5 minute drive from Settle town centre



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Summary

Available Size	5,337 sq ft
Rent	£60,000 per annum
Price	£850,000
Rates Payable	£24,725 per annum
Rateable Value	£57,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Located in a highly visible position off the A56, the primary road that connects West Yorkshire to Cumbria, The Courtyard comprises a stone built, former barn complex which was converted into a retail development in 2012. Currently comprising multiple single and multi storey units, the property would lend itself to a variety of uses such as retail, leisure and hospitality. The buildings are positioned around a central Courtyard area. The site features a large dedicated car park offering over 40 parking spaces.

Location

Located in the heart of the Yorkshire Dales, Settle is a picturesque market town with quality independent shops, cafés, pubs and restaurants and is home to the world famous Settle Carlisle Railway. The Courtyard is a retail development located in a prominent position off the A56 at the southern edge of the town.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Unit 1	133	12.36
Ground - Unit 2	181	16.82
Ground - Unit 3/4	464	43.11
Ground - Unit 5	513	47.66
Ground - Unit 6	592	55
Ground - Unit 7	1,286	119.47
1st - Unit 8	1,544	143.44
Ground - Sales	360	33.45
Mezzanine - Sales	264	24.53
Total	5,337	495.84

Terms

The whole property is available by way of a new effectively FRI lease for a minimum of 3 years at an asking rent of £60,000 per annum, exclusive of Vat. Alternatively the property may be available for sale at a quoting price of £850,000.

Planning

We understand the property currently benefits from Use Class E, however the property would be suitable for a variety of alternative uses subject to planning.



Viewing & Further Information



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