



 2  
Bedrooms

 1  
Bathroom



Empire estates are pleased to present this commercial property for sale, with a 2 bedroom flat above, which is just a short walk away from local transport links.

## **LOCATION**

The commercial property is situated in Skipton which is just a short walk away from local transport links. It is an established commercial location, being surrounded by family homes.

## **DESCRIPTION**

This popular business has been operating in Skipton for a number of years.

On the ground floor there is a retail shop which is currently being used as a running takeaway. The takeaway comprises of a shop floor, kitchen, toilet and a storage room.

On the first floor you will find the residential flat comprising of a bathroom, kitchen-diner and the first bedroom. On the second floor you find the two loft bedrooms.

The property is equipped with gas central heating and also has double glazing through out.

For the flat above you could potentially get £7,000 per annum and you could potentially get £8,000 per annum for the retail takeaway.

## **ACCOMMODATION MEASUREMENTS**

Lower Ground Floor - L 7.99m x W 4.52m

### **First Floor**

Reception Room 1 - L 4.75m x W 2.40m

Kitchen - L 3.58m x W 1.68m

Bedroom 1 - L 3.75m x W 2.90m

Bathroom - L 2.84m x W 2.09m

### **Second Floor**

Loft Room 1 - L 4.08m x W 2.83m

Loft Room 2 - L 3.06m x W 2.51m

## **PRICE**

£199,999

## **SERVICES**

The property has the benefit of all mains services including a substantial power supply and gas central heating. The property also benefits from fully double glazing.

## **SERVICES RESPONSIBILITY**

It is the prospective purchasers responsibility to verify that all appliances, services and systems are in working order, and are of a adequate capacity and suitable for their purpose.

## **PLANNING**

It is prospective purchasers responsibility to verify that their intended use is acceptable to the local planning authority.

## **BUSINESS RATES**

The Business rate are paid by the takeaway tenants.

## **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred.

## **EPC**

An Energy Performance Certificate is available upon request.

## **VAT**

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

