



Suites 11, 12 & 15 High Corn Mill
Skipton



TO LET - Suites 11, 12 & 15 High Corn Mill Skipton, BD23 1NL

- High quality office suites
 - Characterful Mill setting
 - Readily accessible to the High Street
 - Suites 11 & 12 - 2,426 ft² (225.38 m²) (IPMS)
 - Suite 15 - 1,774 ft² (164.8 m²) (IPMS)
 - Car parking
 - Accommodation would easily combine
 - Flexible lease terms available
 - Rent - Suite 11 & 12 - £19,000 per annum
Suite 15 - £15,000 per annum
- Plus Service Charge and Insurance



LOCATION

The High Corn Mill complex is situated towards the top of High Street adjacent to the picturesque Springs Canal and readily accessible to the popular and colourful town of Skipton yet located in a discreet position close to the historic Castle and picturesque Skipton Woods.

DESCRIPTION

The High Corn Mill complex is a Grade II Listed medieval water powered Mill that originally ground corn but nowadays the Mill has been sympathetically adapted to create a fascinating blend of shops and offices offering characterful accommodation with on site car parking.

ACCOMMODATION

The accommodation measured in accordance with RICS Code of Measuring Practice (IPMS) offers the following approximate accommodation:

Suite 11 & 12

Open plan office suite, server room, kitchen facilities. Communal toilet facilities.

Direct pedestrian access to secure private car park with 6 dedicated spaces.

Suite 15

Open plan and cellular offices, kitchen facilities, ladies and gents toilet facilities, store.

Access to secure private car park with 4 dedicated spaces.

RATES

The rateable value to be reassessed if the properties are split. The current rateable value for Suites 11, 12 & 15 is £24,750.

EPC

TBA

SERVICE CHARGE

The service charge includes maintenance of the structure, cleaning of the common ways and water.

Suite 11 & 12

Service Charge - £3,904.72 pa

Insurance - £2,170.68 pa

Suite 15

Service Charge - £2,440.46 pa

Insurance - £1,356.69 pa

Additional Car Spaces

A further 9 additional car parking spaces are available at a cost of £500 pa.

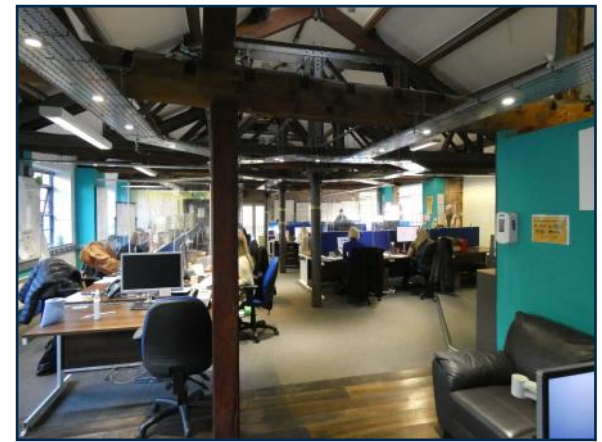
VAT

Rents and service charges subject to VAT

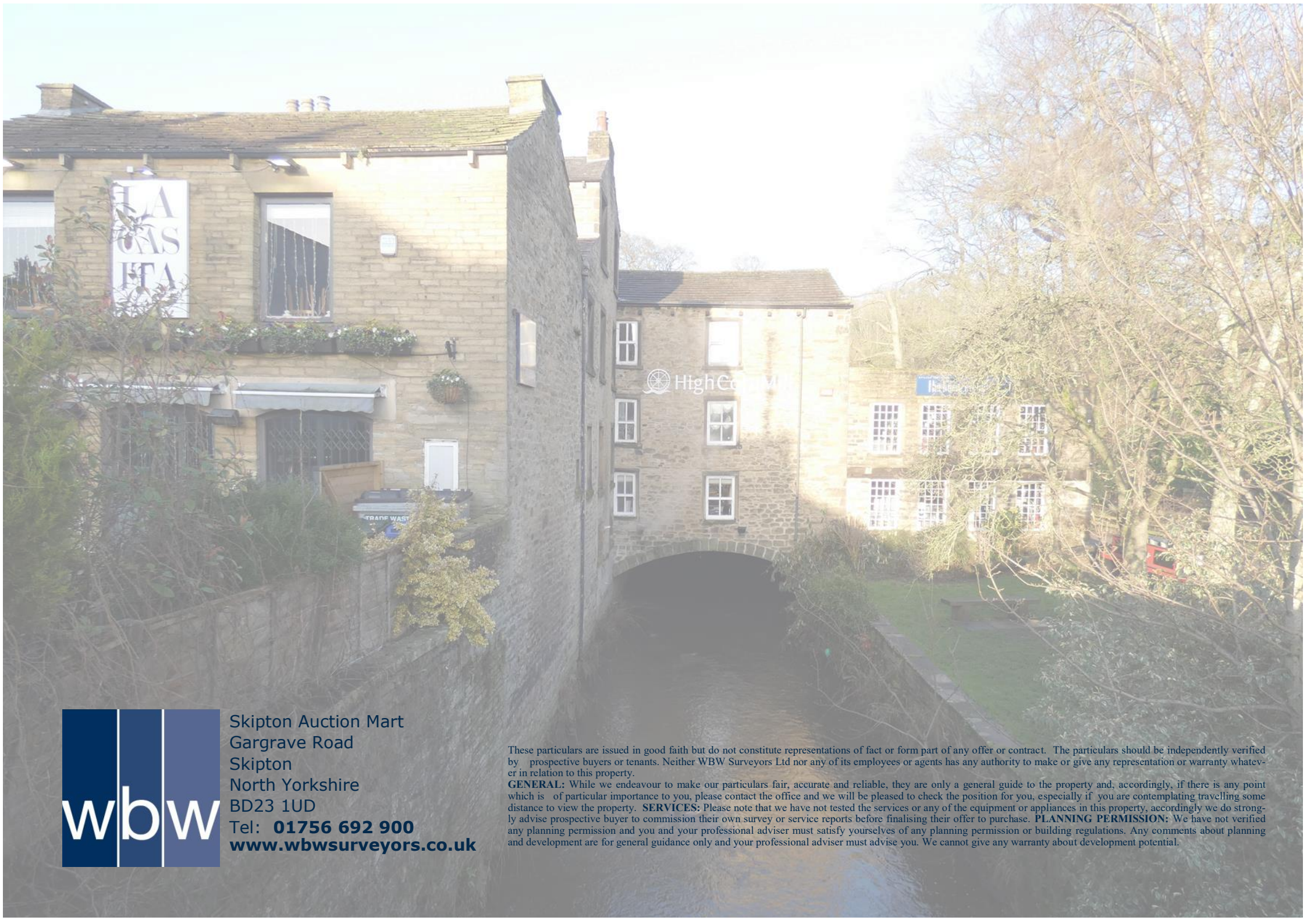
VIEWING

By arrangement with sole agents WBW Surveyors Ltd on 01756 692900.

Details prepared February 2022



EPC TBA



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