

**Yorkshire Dales - café/retail unit to let on a new lease**

6 High Street  
Settle  
North Yorkshire  
BD24 9EX



**Attractive lock-up shop/café unit in popular Yorkshire Dales location close to the Market Square and a range of independent retailers**

Settle is situated on the southern edge of the Yorkshire Dales National Park and is a popular tourist destination, and also serves as a district centre for the surrounding area. The town lies just off the A65 trunk road linking junction 36 of the M6 motorway with Skipton and Leeds to the east and is approximately 14 miles from Kirkby Lonsdale, 27 miles from Kendal and 16 miles from Skipton. The town benefits from a Booths supermarket, but most traders in the centre of Settle are family-owned independent businesses and the Naked Man café off the Market Square is reputed to be the oldest café in the country. Settle is a popular location for walkers, climbers, cavers and cyclists and is a short distance from Malham Cove and is situated between the Yorkshire Dales National Park and Forest of Bowland area of outstanding natural beauty.



### Location

The shop is situated on High Street immediately opposite The Talbot Arms public house/restaurant and with other occupiers in the immediate vicinity including Age UK Craven, Fox Kitchens, Dacre Son & Harley, HSBC Bank, Homemaker of Settle and a large range of independent traders. The Greenfoot Car Park (adjacent to North Ribblesdale RUFC) is a short distance from the shop leading to good pedestrian flow between the car park and the town centre.

### Description

The property comprises a ground floor lock-up shop which most recently has been in occupation as a café/coffee shop with ancillary takeaway trading as the Bumblebee Café. The previous occupier utilised the forecourt to the front of the premises for external seating in the summer months. There is a shared rear servicing yard. The property offers the following accommodation:-

### Accommodation

Ground floor internal width	8.05 m	
Shop depth	7.06 m	
Ground floor sales area	45.22 sq m	(487 sq ft)
Ground floor storage/ancillary	8.39 sq m	(90 sq ft)
<b>Total net internal area</b>	<b>53.61 sq m</b>	<b>(577 sq ft)</b>

There is a wc and whb to the rear of the shop.

### Terms

The property is available to let on the basis of a new 3-year lease or longer, subject to 3-yearly rent reviews on a full repairing and insuring basis.

### Planning

Planning consent was granted by the then Craven District Council in February 2018 for change of use from Class A1 retail to Class A4 café and bar. As such, the property could be used as licenced premises/bar, retail, showroom, office or café/takeaway without the need for any planning permission for change of use.

### Café Contents

Whilst the business is not being offered for sale as a going concern, there are items within the property which can be made available by separate negotiation from the previous tenant and further details are available on request.

### Rent

A commencing rental of £8,000 per annum, exclusive. Our clients may require a quarters rent deposit at the commencement of the lease.

### Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £6,500  
UBR – 49.9p (2023/2024)

Applicants are advised to make their own enquiries of the local rating authority.

**NB.** Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

### Energy Performance Certificate

The property has an energy performance asset rating of 'C'.

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### Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

### VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

### Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams or Ben Adams dealing), admin@peill.com for viewings.

### Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.



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