

# COMMERCIAL UNIT TO LET



## **SIG BARN, WOOD LANE, GRASSINGTON, BD23 5LU**

- Popular tourist destination in the heart of the Yorkshire Dales
- Suitable for a variety of uses including café, restaurant, retail and office.
- Private Parking
- £270 per week

**Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)**

## LOCATION

The subject property is located in the popular village of Grassington, just off the main retail throughfare, in the heart of the Yorkshire Dales National Park, an area of outstanding natural beauty. Grassington is located only 9 miles from Skipton via the B6265 and 40 miles from Leeds. Whilst the village has a population of approximately 1,100 people, it does benefit from the millions of tourists who visit the Yorkshire Dales National Park every year. According to the last Yorkshire Dales visitor survey conducted in 2022, approximately £427 million was generated by the local economy through tourism expenditure.

## DESCRIPTION

The property comprises a 3 storey attractive stone building, in keeping with the surrounding architecture. The building is arranged over three floors with ground floor retail/office space, first floor office and storage space on the second floor. The property is currently configured as an office, although it would be suitable for a number of uses including café, shop, office or community centre. There is some private parking available with the property.

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

GF Main Area	39.62 sq.m	426.46 sq.ft
GF Store	4.299 sq.m	46.28 sq.ft
FF Office	40.25 sq.m	433.24 sq.ft
FF Kitchen	4.59 sq.m	49.40 sq.ft
Loft Room	4.83 sq.m	52.04 sq.ft
<b>Total</b>	<b>93.59 sq.m</b>	<b>1,007 sq.ft</b>

## TERMS

The property is available by way of a new full repairing and insuring lease from December 2024 at a rent of **£14,040 per annum exclusive (£270 per week)**.

## RATES

We understand the property has a Rateable Value of £7,000 and therefore rates will not be payable.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (109).

A copy of the EPC is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

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

## FURTHER INFORMATION/VIEWING:

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Subject to Contract  
May 2024

#### Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.