



The Old Wool Warehouse

Magna House, Long Preston



TO LET

The Old Wool Warehouse, Magna House

Main Street, Long Preston, BD23 4ND

Rent: £17,500 per annum (exclusive)

DESCRIPTION

A unique building in a central location alongside the A65 in the popular village of Long Preston accessible to the market towns of Skipton and Settle.

The property comprises a former wool warehouse situated over two floors and utilised as warehousing, stores and offices to the ground floor together with further storage and offices to the first floor. The building was last utilised as a warehouse and storage for books and benefits from storage racking which can be included if required. The building would lend itself to a variety of uses, subject to planning approval and its main road location just off the A65 adds to the buildings considerable charm and history.

ACCOMODATION

The property comprises a substantial stone built former warehouse beneath a pitched blue slate roof and comprises the following approximate gross internal areas.

GROUND FLOOR

Warehouse/Offices - 4,105 sqft (381.4 sqm)

FIRST FLOOR

Additional Warehouse/Offices, Kitchen and Toilet Facilities - (4,105 sqft (381.4 sqm))

SERVICES

All main services are believed to be installed. The accommodation has the benefit of partial gas fired radiator heating with a gas blower system to part of the warehousing. Please note that services have not been tested and we are unable to comment on their adequacy or efficiency.

RATEABLE VALUE

From a VOA website enquiry the property is listed as Warehouse and Premises with a rateable value of £18,000. Uniform Business rate 2023/2024 £0.499 due to transactional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with North Yorkshire Council as to current rates liability.



EPC

The property has an Energy rating of E (120).

LEASE TERMS

The property is available on negotiable lease terms on an internal repairing and insuring basis only. The Landlord is responsible for walls and roof.

RENT

The property is available at a rent of £17,500 per annum, incentives may be available for early occupation, further details from the Agents.

VAT

All prices/rents are exclusive of any VAT liability if applicable.

LEGAL COSTS

The incoming tenants will be responsible for a contribution of £500 plus VAT (£600) towards the Landlord's legal costs.

VIEWING

Strictly by appointment with the Sole Letting Agents, WBW Surveyors Ltd. Please contact 01756 692900.

Details prepared: November 2023



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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.