



# The Old Wool Warehouse

Magna House, Long Preston

**FOR SALE/TO LET**



## FOR SALE/TO LET

### The Old Wool Warehouse, Magna House

Main Street, Long Preston, BD23 4ND

**For Sale: Offers in the region of £350,000**

**Rent: Ground Floor: £12,000 per annum**  
**First Floor: £8,000 per annum**

#### 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 undoubtedly offers development potential situated in a readily accessible position with the village green to two sides and would lend itself to an imaginative conversion or suitable for a variety of uses, subject to planning approval.

#### ACCOMODATION

The property comprises a substantial stone built former warehouse beneath a pitched blue slate roof and comprises the following approximate gross internal areas. The property is split into separate floors comprising:

##### 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. The owners have applied to re-rate the building into separate floors to achieve Small Business Rate Relief on each floor.

## FOR SALE

The property is available with vacant possession at a guide price in the region of £350,000 or the property is available to let on the following terms:

## 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 ground floor (4105 sq ft) is available at £12,000 per annum. The first floor (4105 sq ft) is available at £8,000 per annum with a discount if the lease is taken for the entire building.

## EPC

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

## VAT

VAT is not chargeable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred throughout the transaction, whether that is lease or sale.

## VIEWING

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

Details Amended: July 2024



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**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.