



Dalesmade
Hand Crafted Furniture

Units 9 & 10 Sowarth Industrial Estate Settle





FOR SALE

**Units 9 & 10 Sowarth Industrial Estate
Settle, BD24 9AG**

Offers around £750,000

Subject to Contract

- Modern Industrial Warehouse Units
- Successful Industrial Estate Setting
- Roller Shutter Door Access
- Good eaves height
- Fenced Yard/Parking Area
- Freehold with vacant possession
- Early occupation available
- Unit 9 - 3,580 sq feet (333 sq metres)
- Unit 10 - 6,575 sq feet (611 sq metres)
including Mezzanine

Skipton: approx. 16 miles

Kirkby Lonsdale: approx. 17 miles

Burnley: approx. 24 miles

Leeds: approx. 42 miles

LOCATION

Situated on the popular Sowarth Industrial Estate, home to a number of successful businesses including Booths Supermarket, Arla Foods, Settle Coal, JD Atkinson and Timberworks.

Sowarth Industrial Estate is handily located within reach of Settle town centre with access to the main A65 close by which leads into major Yorkshire and Lancashire conurbations.

DESCRIPTION

Impressive modern industrial/warehouse units benefitting from good quality Reception, Works Office, Main Office, Canteen/Kitchen and Toilet facilities.

The Units have roller shutter door access, perimeter fenced yard areas and blow air heating to Unit 9.

The units would be ideal for a trade counter, subject to planning, and can be adapted to provide split units if businesses required or available as a whole.

ACCOMODATION

Measured on a gross internal area basis (GIA), all measurements are approximate.

Unit	Description	Area sq ft	Area sq m
Unit 9	Warehouse/Industrial	3,580	333
Unit 10	Warehouse/Industrial	4433	412
1st Floor Mezzanine	Mezzanine Storage	2,143	199
Total Unit 10		6,575	611
TOTAL		10,156	943.5

Max eaves height 13ft 6ins
Max ridge height 17ft 6ins

TENURE

The property is held freehold with vacant possession available on completion.

PRICE

Offers in the region of £750,000 (no VAT).

RATING ASSESSMENT

The whole property is listed as Workshop and Premises with a Rateable Value of £33,250. The current Uniform Business Rate (UBR) 54.6p - 2024/2025. Both the units will require re-rating.

EPC

The property has an EPC rating of E.

VAT

VAT is not chargeable.

LEGAL COSTS

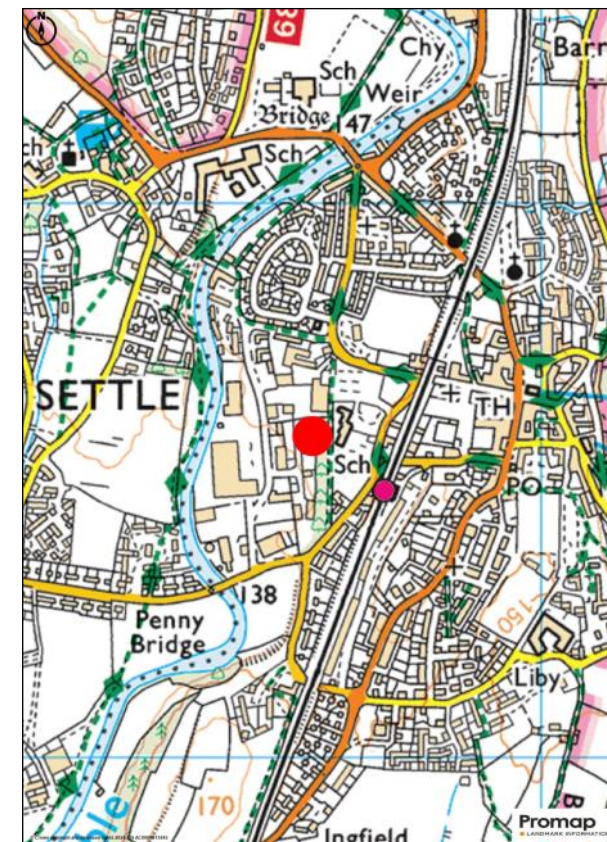
Each party will be responsible for their own legal costs incurred throughout the transaction.

VIEWING

Strictly by arrangement with the Sole Agents WBW Surveyors Ltd. Please contact us on 01756 692900.

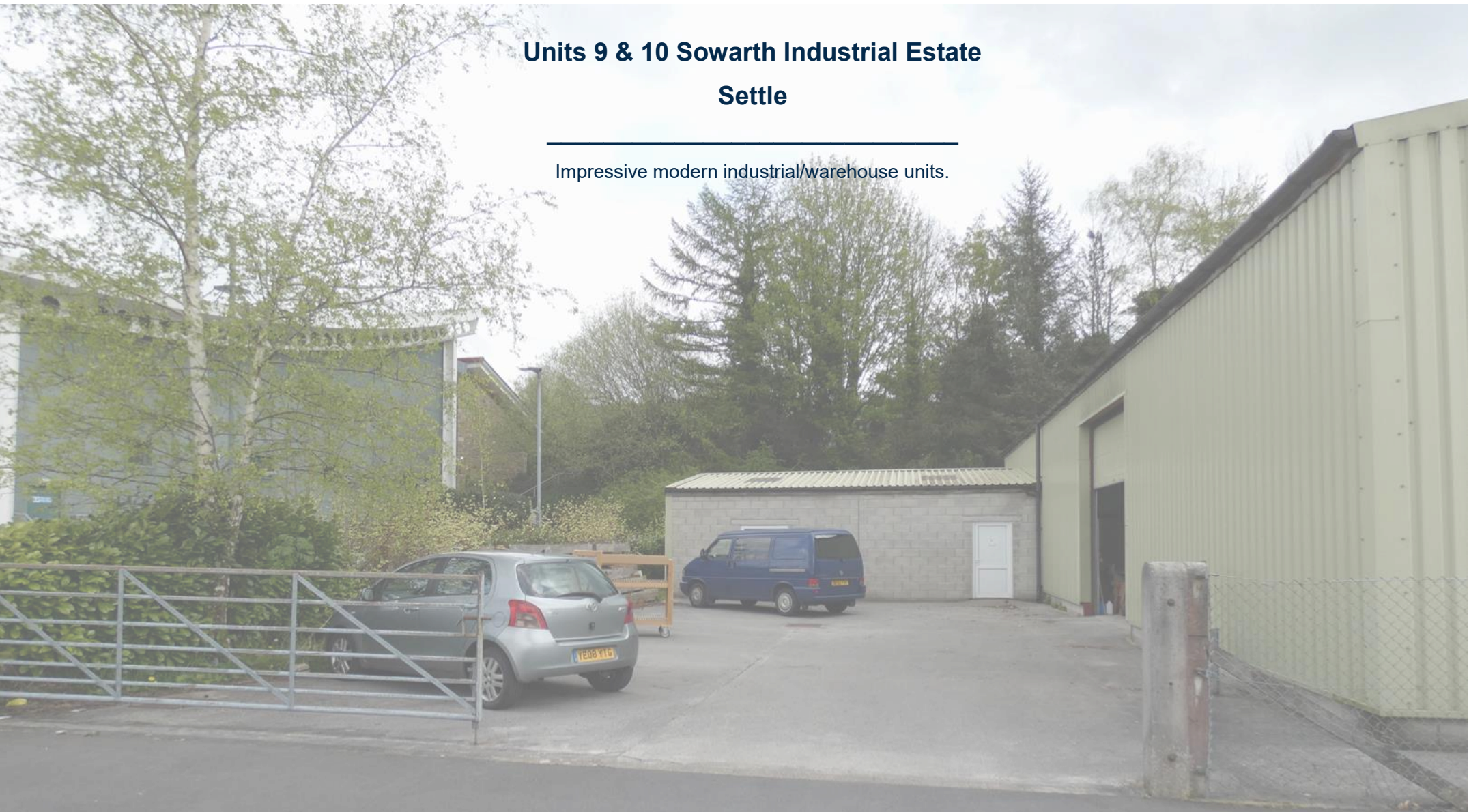
Email: jeff.crabtree@wbwsurveyors.co.uk

Details Prepared: September 2024



Units 9 & 10 Sowarth Industrial Estate Settle

Impressive modern industrial/warehouse units.



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