



FSS

QUALITY TRUST VALUE

The Stables,
Lower Norwood Road,
Otley, LS21 2RA



**FORMER STABLE
BUILDING CONVERTED TO
A WORKSHOP AND
OFFICE PREMISES**

Rent £9,500 PA

Description

A unique opportunity to lease a semi-rural former stable building which has been converted to form a workshop and office premises in what is a picturesque location located between Otley and Harrogate.

The premises offers a large open plan workshop with large entry doors approximately 550 sq ft in size with additional storerooms either side. There is also a large mezzanine area which offers ideal further storage. One of the main features of the building includes a side office extension which has been fitted to an excellent standard with views over the countryside and a log burning stove. The premises has access to high speed internet.

The property would be ideal for a sole trader looking for a workshop with office to run their business from. Heavy use would not be suitable due to the access and location next to residential dwellings.

Tenure

Leasehold. New terms to be negotiated.

Rates

Rateable Value: N/A

Uniform Business Rate for 2022/23: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to Leeds City Council 0113 222 4444.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services with the exception of gas are connected to the property.

VAT

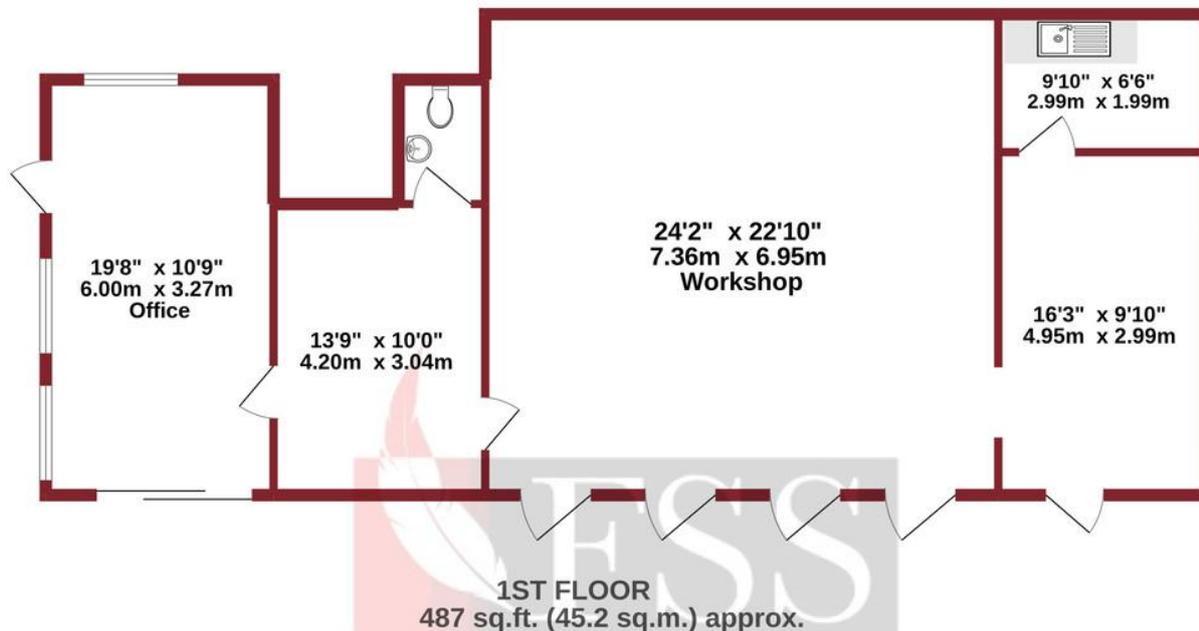
All figures quoted are deemed exclusive of VAT where applicable.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
1147 sq.ft. (106.6 sq.m.) approx.

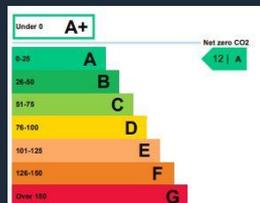


TOTAL FLOOR AREA : 1634 sq.ft. (151.8 sq.m.) approx.

Made with Metropix ©2022

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles Scales LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Feather Smiles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



01423 501211
www.fssproperty.co.uk
commercialdept@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

