



National
Trust

Yorkshire – Malham

To let

Commercial Premises: Waterhouses, Malham



A practical ground floor office located adjacent to Malham Tarn in the heart of the Yorkshire Dales National Park. Available May 2025.

There is ample parking and building insurance and water are included in the rent.

The property would benefit from redecoration and some updating but is ready for an incoming tenant to re-decorate and fit out for their individual needs.

VIEWINGS BY APPOINTMENT ONLY

OIRO £8,000 Per Annum

Key Features

- Ground floor property with three office rooms plus kitchen/reception area and WC.
- Stunning, rural location adjacent to Malham Tarn, Tarn Moss National Nature Reserve and the Pennine Way National Trail.
- Approximately 67 m sq (720 ft sq).
- Parking area for several cars plus adjacent small public car parking area.
- Rent includes building insurance and water.

The Location

The property is located in the hamlet of Waterhouses, ~~deep~~ in the heart of the Yorkshire Dales National Park, adjacent to the world-renowned Malham Tarn National Nature Reserve and approximately 2 miles from the popular village of Malham.

The larger towns of Settle and Skipton and the amenities they have to offer lie approximately 7 and 15 miles away respectively, providing rail access to the cities of Leeds and Manchester.

The property was formally the main working office of the National Trust's Yorkshire Dales team.

Please Note: The property is accessed via narrow public roads.

What3words location: [///promote.unlisted.engaging](https://www.what3words.com/?q=///promote.unlisted.engaging)

The National Trust

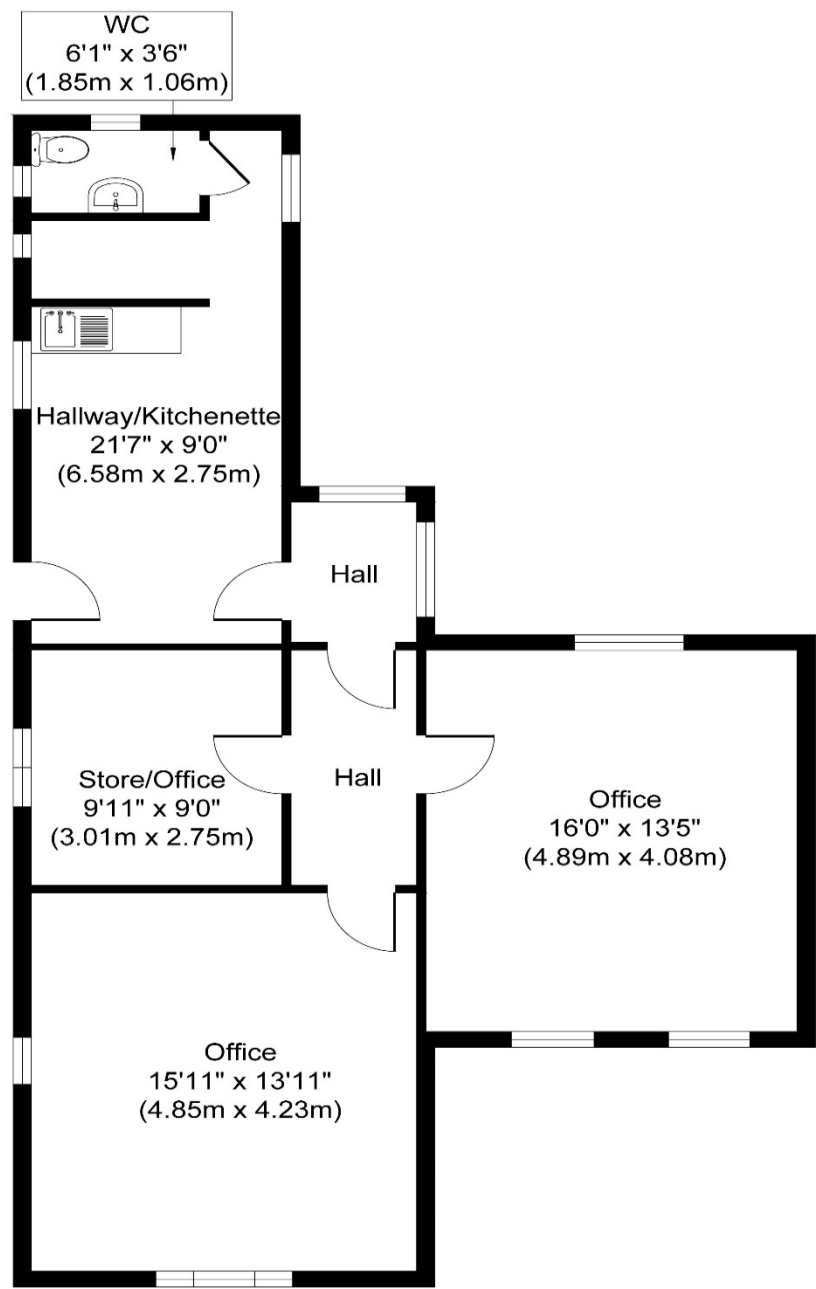
The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

This property is part of the wider Malham Estate that came to the Trust in 1946. The estate constitutes an outstanding area of limestone pavements, upland hill farms and flower-rich hay meadows providing a marvelous setting for walking, cycling or just enjoying the great outdoors. The National Nature Reserve is home to a unique community of rare plants and animals.

The Accommodation

The property comprises three office rooms plus a kitchen/reception room and a WC. The accommodation extends to approximately 67 sq m (720 sq ft).

Floor Plan



Approximate Floor Area

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Tenancy and Terms	
<u>Term</u>	<p>The property is available by way of a negotiated tenancy agreement with a maximum initial term of 5 years. Other terms will be considered, as will break clauses.</p> <p>The security of tenure provisions of the Landlord and Tenant Act 1954 will not apply to the lease.</p>
<u>Rent</u>	<p>We are seeking offers in the region of £8,000 per year for this property. VAT is payable on the rent.</p> <p>The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.</p> <p>We understand the rate charge for 2025/26 is £3,343.30pa based on a ratable value of £6,700pa. We understand that various reliefs may be available for small businesses and charities.</p>
<u>Rent reviews</u>	The National Trust carries out rent reviews of the property every three years to open market value.
<u>Deposit</u>	The Tenant will not be required to pay a deposit or a holding deposit.
<u>Insurance and legal costs</u>	<p>The National Trust will be responsible for insuring the building (for which there will be no re-charge to the Tenant), and the Tenant will insure their contents and improvements.</p> <p>The individual parties will be responsible for their own legal costs (if incurred).</p>
<u>Repairing Responsibilities and services</u> (Summary)	<p>The Landlord will be responsible for repairs and maintenance to the following items:</p> <ul style="list-style-type: none"> - Roof - External walls and structural elements within the building. <p>The Tenant will be responsible for all other repairs and maintenance including internal decoration and gutter clearance.</p> <p>The Landlord will service the central heating boiler and the water treatment and sewerage treatment plants for which there will be no recharge to the Tenant.</p> <p>The property is connected to mains electricity and broadband and has oil central heating. Water is from a private, shared borehole and sewerage is to a private, shared treatment plant. Water and sewerage are included in the rent.</p>
<u>Tenants Items</u>	Tenants are to provide their own goods/equipment and any other additional items. The property would benefit from some internal redecoration.
<u>Use and Sub Letting</u>	The property shall be occupied as a single office space only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises unless otherwise agreed in writing.

Viewings and Further Information

For further information about being a National Trust tenant, you can visit us online www.nationaltrust.org.uk/tenants

<u>Viewings</u>	<u>Viewings strictly by appointment only.</u> Contact Nicola Bateson on 07484 547 000 or nicola.bateson@nationaltrust.org.uk for more information.
<u>Contact</u>	Yorkshire Regional office Goddards, 27 Tadcaster Road, Dringhouses, York YO24 1GG
<u>GDPR</u>	<p>Our full Privacy Policy can be found online at https://www.nationaltrust.org.uk/features/privacy-policy</p> <p>As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.</p>