

THE WAREHOUSE

£200,000

Coniston Cold, near Skipton, BD23 4EA

A purpose built modern detached steel portal frame building, c. 2947 sq ft (273.8 sq m) with three bays.

Previously used as a commercial garage/vehicle repair shop, the building lends itself to a variety of uses. Internally there is a large workshop, reception area, office and WC and to the first floor, a second office and mezzanine storage. There is also excellent parking provision.

Available separately are Lot 1, a spacious detached property, currently used as a holiday let and Lot 2, a detached farmhouse, ready for complete refurbishment.

In a prominent trading position just off the A65, close to villages and towns, road and rail links.



The Warehouse, Coniston Cold, BD23 4EA

Approximate Gross Internal Area = 273.8 sq m / 2947 sq ft
(Including Mezzanine)

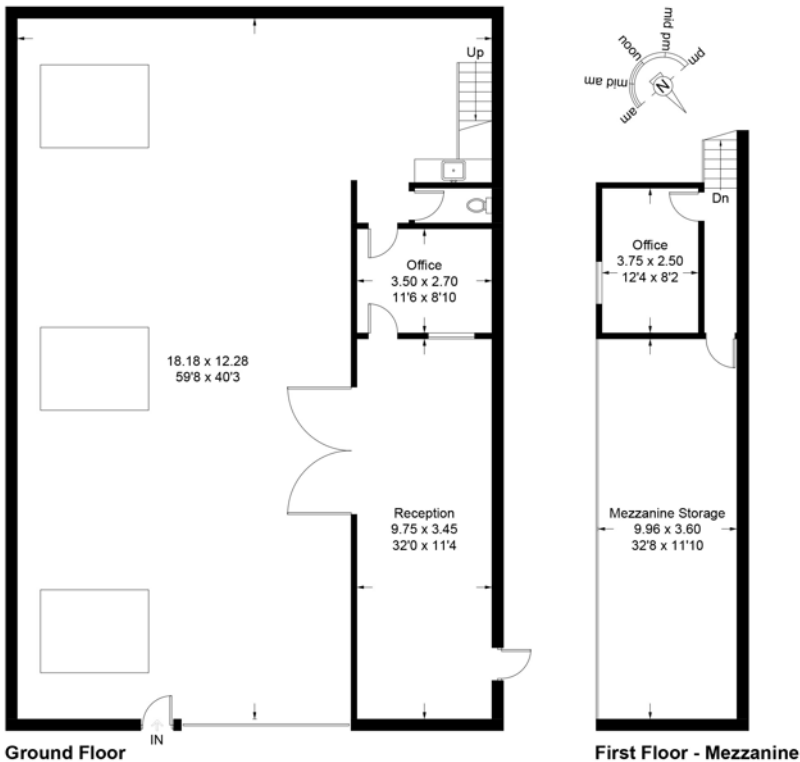
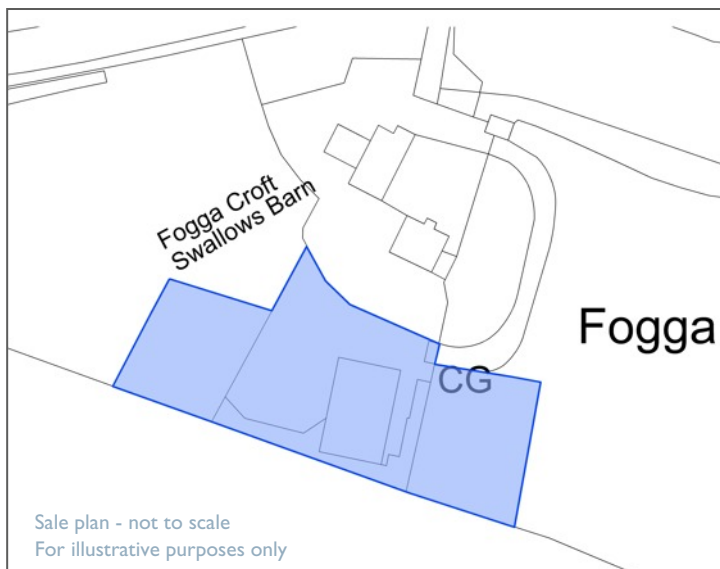


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068037)



Description

A secure steel portal frame building with 3 bays (approximately 6 meters per bay) previously used as a commercial garage and vehicle repair shop. The building is ideal for a variety of light industrial uses or storage.

Internally, the layout is over two floors with a large workshop, reception area, office and WC to the ground floor and to the first, a second office and mezzanine storage.

Outside, there is a large yard providing parking. In all, 0.54 acres (0.22 hectares).

Location

Close to the village of Coniston Cold. Nearby are the villages of Hellifield (2.5 miles), Gargrave (2.7 miles) and Long Preston (4.5 mile) with market towns of Skipton and Settle 7.1 miles and 8.6 miles distant respectively.

Accessibility

Set back off the A65 in a very prominent trading position.

Directions

Head east along the A65, towards Skipton and before entering the village of Coniston Cold you will see Coniston Cold Hotel, Country Estate and Spa on the left hand side. The turning to the warehouse is on the right hand side, opposite the entrance to the hotel. Continue past the entrance to Fogga Croft and after passing Fogga Farmhouse on the right, proceed round to the right and over the cattlegrid.

///what3words reference: *displays.amending.built*

Local and Planning Authority

North Yorkshire Council W: www.northyorks.gov.uk

Rateable Value

The property has a rateable value of £8500 (1 April 2023 to present).

Services

Mains electricity and water and private drainage to a shared septic tank.

Please note

The neighbouring properties (Fogga Croft and Fogga Farmhouse) are also available for sale separately.

Viewings

By appointment only with the agents.

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