





# Oak House, 35 North End, Bedale, North Yorkshire, DL8 1AQ

Guide Price £250,000

## Description

Oak House is a substantial Freehold Grade II listed property, occupying a prominent mid terraced position on North End in Bedale town centre.

The building is a former public house, and has been used as offices since the late 1900's, providing versatile but flexible accommodation totalling in excess of 5,200 sq. ft, over 3 floors with ancillary basement storage.

Internally, the building is in good condition with large ground floor bay windows fronting the Market Place, neutral decor and is carpeted throughout with a mixture of spot and fluorescent strip lighting. The building can also be accessed from the rear via Emgate.

The current layout of the property offers a variety of different sized offices with a reception area, meeting room and kitchenette positioned on the ground floor. WC facilities are located on the ground and first floor levels. This layout may well suit a new occupier as it is, or there is the scope to alter the accommodation to create more open plan space throughout, to suit requirement.

The building would suit either an owner occupier or indeed an investor looking to house a new tenant who could bring a new business to the town, given the property has recently come vacant and will therefore be vacant possession on completion of a sale.

## Location

The town has a wealth of amenities which include a Primary and Secondary school, Public Houses, independent shops and small supermarkets for daily needs. There is also a leisure centre and a sports field and a market every Tuesday. Bedale has excellent access to the A1/M1 providing access to the wider motorway network. Daily high-speed trains run regularly to London and Edinburgh from Northallerton train station which is approximately 8 miles away.

## Tenure

Freehold. The property is available to purchase with vacant possession on completion.



## Rateable Value

Rateable Value: TBC.

Uniform Business Rate for 2024/25: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to Bedale Town Council for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

## Services

All mains' services are connected to the property.

## VAT

The property is not elected for VAT.

## 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.

## Costs

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

## Viewing

If you would like to view this property, please contact FSS on 01423 501211 or the joint agent Robin Jessop on 01677 425950.











# Oak House, Bedale

Approximate gross internal area  
487 sq m - 5242 sq ft



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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 2023-2024 referrals to this independent mortgage broker have, on average, earned us a fee of £133.97 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 Smailes 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. Mobile, Broadband, Satellite and Fibre information is provided by a 3rd party data service and interested parties should check supply and speeds prior to making any commitment. Neither Feather Smailes 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 Smailes & 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.

**rightmove**  
find your happy

**OnTheMarket**.com

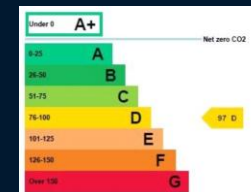
**TDS**  
TDS is a member

**nava** propertymark  
PROTECTED

**aral** propertymark  
PROTECTED

**naed** propertymark  
PROTECTED

**The Property Ombudsman**



01423 229713  
www.fssproperty.co.uk  
commercial@fssproperty.co.uk  
8 Raglan Street  
Harrogate  
North Yorkshire  
HG1 1LE