



TO LET

STONE DYKE BARN, STAINFORTH
£10,000 PER ANNUM



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STONE DYKE BARN, MAIN ROAD, STAINFORTH, BD24 9PB

Substantial stone built detached barn converted into large workshops extending to approximately 900 ft² with further mezzanine storage, located within the Yorkshire Dales national Park on the edge of Stainforth Village.

Standing within a large walled yard/courtyard with ample parking/storage facilities. The property was last utilised for many years by the Yorkshire Dales National Park as a workshop/storage facility and would now lend itself to many other user types.

Conveniently situated with good roadside access approximately 2 miles from the Market Town of Settle.

The building currently offers ground floor workshop/garaging with large external entrance door, partition off, office space and WC facilities, plus mezzanine level providing extra storage.

Three phase electric is installed plus water and drainage, and an alarm system.

Ideal property for small business, local trades person, of other uses subject to the necessary approvals.

ACCOMMODATION COMPRISSES:

Ground Floor

Side Entrance Hall, WC, Offices, Workshop, Mezzanine.

Outside

Walled Yard/Courtyard with ample Parking.

ACCOMMODATION:

GROUND FLOOR:

Side Entrance Hall:

6'8" x 3'0" (2.03 x 0.91)

External entrance door, WC off with Washhand basin & Electric water heater, access to offices.

Offices:

18'7" x 19'8" (5.66 x 5.99)

Double doors to the workshop, sink, electric. 2 electric storage heaters, ample ceiling lights.



**Workshop:**

20'0" x 24'8" (6.09 x 7.51)

Large double entrance door, staircase to mezzanine floor, three electric heaters.

**Mezzanine Floor:**

25.0" x 20'0" (7.62 x 6.09)

Storage Area with shelving and electric heater.

Outside:

Gated entrance to large walled courtyard with storage areas/ample parking for several vehicles, open stone outbuilding and small integral store.

**Services:**

Mains Water, Electric, Private Drainage.

Tenure:

New commercial lease to be negotiated, flexible terms preferably 3-year minimum lease with extensions. New lease to be drawn up by landlord's solicitors with the tenant paying costs.

Bond:

The landlord will require a holding deposit of £1000.00



Planning:

The would-be tenants are to satisfy themselves that what they intend to use the property for does not contradict planning law, so they must contact the Yorkshire Dales National Park.

Directions:

Leave Settle and go down Church Street, at the bridge turn right towards Langcliffe onto the B6479. Stay on this road for approximately 2 miles and Stone Dyke Barn is on your left hand side about half a mile before Stainforth Village. A To Let Board is erected.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the letting agents, NWA Property Management.

Terms:

A rental of **£10,000** per annum, £1000.00 holding deposit on commencement of the lease. The would-be tenants are also responsible for the payment of all bills i.e. electricity, water rates, business rates, telephone, etc.

Business Rates:

To be checked with North Yorkshire County Council.

Application:

If you are interested in renting this property then please contact NWA Property Management for an application form, which is to be filled in by the would-be tenants.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ



Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2
Email: lettings@nwaproertymanagement.co.uk
www.rightmove.co.uk



www.tpos.co.uk

These particulars are intended only to give a fair description of the property as a guide to prospective tenants accordingly, a) their accuracy is not guaranteed and neither NWA Property Management nor the landlord(s) accept any liability in respect of their contents, b) they do not constitute an contract of rent, and c) any prospective tenant should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.

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