

Woodside Barn

Threshfield, BD23 5PL



Woodside Barn

Kettlewell Road, Threshfield,
BD23 5DY

LOCATION

Woodside Barn is an attractive converted barn situated on Kettlewell Road, Threshfield, near Skipton. The property provides office accommodation arranged over two floors, comprising a smaller office room on the ground floor and a larger open office area on the first floor.

The Office benefits from ample off-road parking and is conveniently located a short distance from SPAR Garage.

The Office is located approximately 1.5 miles from Grassington and 9 miles from the market town of Skipton, providing convenient access to local amenities and transport networks.

DESCRIPTION

The property comprises office accommodation arranged over two floors. The ground-floor office is approximately 18.6 square metres (200 square feet) with an adjoining kitchenette, a useful store cupboard, and a disabled W.C.

The first floor provides a larger office space with a Gross internal area of 33.3 square metres (358 square feet), with the net useful area of approximately 27.9 square metres (300 square feet). Access is off Kettlewell Road with ample private car parking for several vehicles.



TO LET

RENT

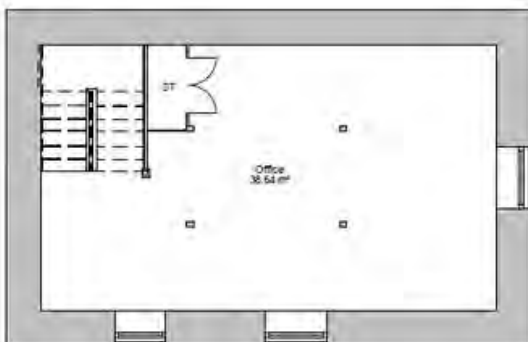
The property is available at a rent of £7,250 per annum plus insurance.



Ground Floor Plan



First Floor Plan



SERVICES

Mains electricity is connected. Drainage is to a private septic tank, and water is supplied by the Threshfield Water Company. All services will be the responsibility of the tenant.

INSURANCE

The landlord will pay the insurance, then the tenant will reimburse the landlord by way of additional insurance rent.

RATES

From enquiries on the VOA website, we have ascertained that the property has a Rateable Value of £5,600. Small Business Rate Relief may apply (no rates payable), and enquiries should be made to North Yorkshire Council.

LEASE TERMS

Immediately available on a three-year lease (longer if required) on an internal repairing and insuring basis.

VAT

The rent is subject to VAT at the prevailing rate.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's legal costs involved in preparing the new lease

EPC

TBC

VIEWING

Strictly by arrangement with the Sole Agents, WBW Surveyors Ltd. Please contact 01756 692900.

ENQUIRIES

For further enquiries, please contact the office on 01756 692900 or by email info@wbwsurveyors.co.uk or mbako.chalashika@wbwsurveyors.co.uk

Details prepared September 2026

All drawings are not to scale and are for illustrative purposes only



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: 01756 692 900
www.wbwsurveyors.co.uk

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