



**PERIOD BARN CONVERSION
SUITABLE FOR A VARIETY OF USES**

£400,000

Description

An attractive period stone barn conversion providing high quality commercial accommodation finished to an excellent standard while retaining character features including vaulted ceilings and exposed timber trusses.

The ground floor accommodation is arranged across four principal areas, providing versatile retail, office or showroom space, together with a rear kitchen and WC facilities. A first floor office is also included.

Externally, the property benefits from a substantial forecourt providing generous on-site parking.

The property would suit a variety of commercial uses including retail, office, showroom or studio space, subject to any necessary consents.

Terms

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

Business Rates

Rateable Value: £5,400.

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility.

Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

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VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

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

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.

Services

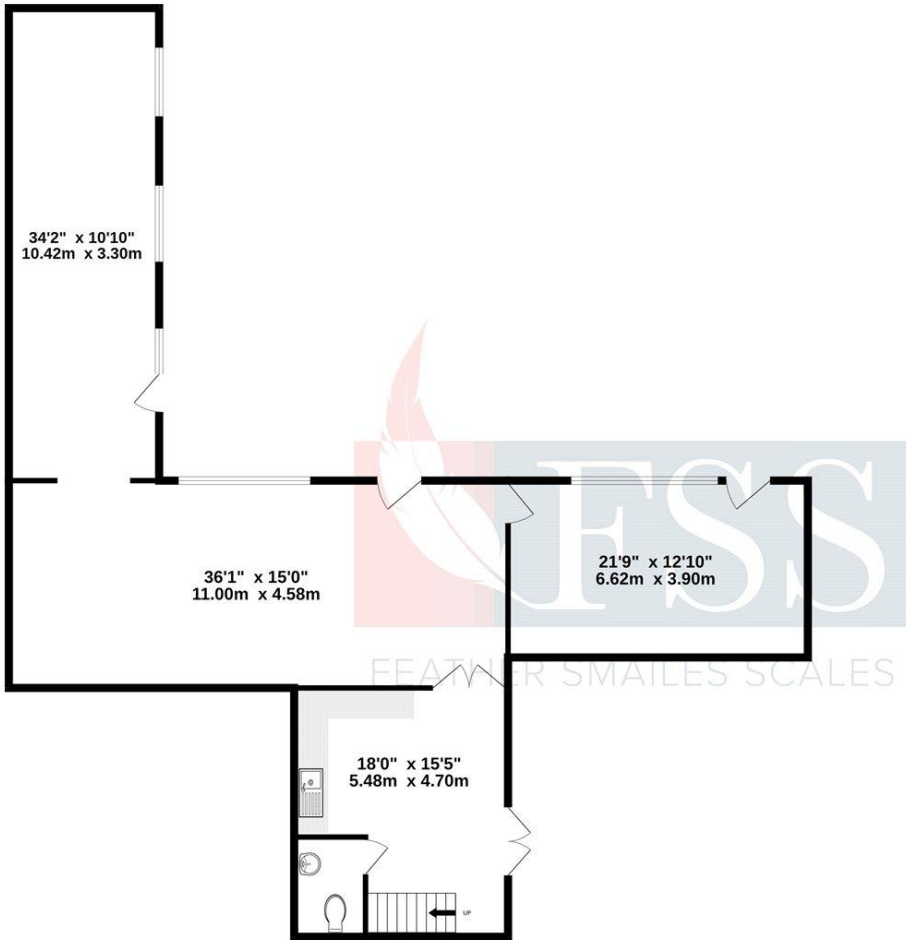
All mains services are connected to the property.

Viewing

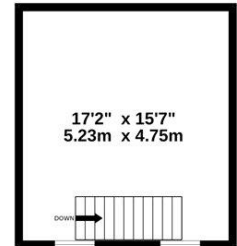
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
1469 sq.ft. (136.5 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 1735 sq.ft. (161.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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