



To Let

Variety of Retail Space

- Premises form part of the popular “Mackenzies Smokehouse”
- 511sqft to 4,627 sqft available plus stores
- Extensive Parking provision
- Suitable for a variety of uses stp
- Available January 2025
- Located conveniently off A59

**Units at Mackenzies Smokehouse, Woodnook Farm, Hardisty Hill,
Blubberhouses, Otley, LS21 2PQ**

1-5 The Grove, Ilkley, LS29 9HS
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dacres.co.uk   

Location

The complex is located conveniently off the A59, the main road connecting Skipton and Harrogate. The subject property is 8 miles from Otley and 10 Miles from Harrogate. It is situated in a scenic rural location close to Asquith Moor and Fewston Reservoir.

Description

Retail-The accommodation comprises of a variety of retail space available due to the current occupier condensing their current offering, giving other businesses an opportunity to share the popular farm shop location. The units are available individually or to be combined into a larger space. In terms of specification the units have: carpet floor coverings; central heating and good delivery access.

Rear Smokehouse- In addition to the retail space, the rear smoke house is available either as a whole or split. The rear smokehouse has roller shutter door access, painted concrete floor and commercial refrigeration. It would be suitable for a variety of light industrial or food preparation uses.

Accommodation

Due to the number of ways the retail and smoke house can be split, we recommend interested parties contact the agent to discuss available sizes and dimensions. Plans are available on request.

Business Rates

To be reassessed by the Valuation Office Agency.

Terms

The property is available by way of a new effective full repairing and insuring lease at a rent to be agreed. The tenant will be responsible for all utilities consumed.

Legal costs

Each party to the transaction will be responsible for their own legal costs incurred.

Value Added Tax

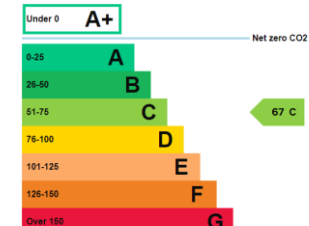
The property is not currently elected for VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant prior to instructing solicitors.



This property's energy rating is C.



All Enquiries

Call 01943 885412 / 07522676995

Ref: Hedley Steel HKS@dacres.co.uk



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