

TO LET / BUSINESS SALE

Wharfedale Property

The Local Pantry, Pool Garage, Harrogate Road, Leathley, Otley LS21 2PS

Farm Shop with Artisan Café – Business For Sale



2,355 ft² (218.78 m²)

Rent: £25,000 plus VAT per annum exclusive

- Highly prominent Farm Shop and Artisan Café with playground, external seating area and generous parking provisions located on Harrogate Road (A658)
- Within close proximity to the local communities of Pool, Huby, Leathley and only 10 minutes from Bramhope, Otley and Leeds Bradford airport
- Business Assets / Chattels For Sale direct from the exiting tenant

www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

01924 476496

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Location

The Former Pool Garage is located just outside the town of Pool-In-Wharfedale near Otley, benefiting from prominent main road frontage to the A658 Harrogate Road.

Description

The premises comprise a single storey former garage forecourt building which has been extensively refurbished by the Farm Shop and Artisan Café owners over the last 10 years.

The property benefits from a full height glazed frontage, external store to the rear within fenced compound, external seating area, children's playground and boasts significant dedicated parking facilities on site for both staff and customers.

Terms

The business (minus the brand) is for sale and enquiries can be made direct with the owners on the details below.

suzannah@thelocalpantry.co.uk / 0113 203 7361

www.thelocalpantry.co.uk

We are open to discussing a back to back deal with a party interested in purchasing the business, to then agree a new lease direct with us on new terms.

Do not hesitate to get in touch with Joe Oade on joe@wharfedaleproperty.co.uk / 01924 476 496 for further details.

Services

Three phase electricity, water and drainage are connected to the property.

Business Rates

Shop & Premises: £15,000 Rateable Value

The new tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Buildings Insurance

Figures can be provided upon request.

Accommodation

Description	m ²	ft ²
Farm Shop	169.48	1,824
Rear Store	33.40	360
Cabin	15.90	171
Total	218.78	2,355

The Farm Shop also benefits from a canopy which extends to 960 ft² (89.18 m²) which is to be discussed direct with The Local Pantry.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction.

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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