FSS
QUALITY TRUST VALUE

7 The Square, Grassington, BD23 5AQ

INVESTMENT / REDEVELOPMENT

£750,000

Features
- Fantastic village location.
- Will suit a variety of purchasers.
- Fully let ground floor retail unit.
- Rear annexe suitable for a variety of uses.
- Large 4 bedroomed owner accommodation.

Description
The proposition forms three parts. The first is a ground floor retail unit, fully let (information on application) and income producing. The second is a rear annexe, suitable for redevelopment (subject to planning) and let on an informal tenancy as an office. The third is the lions share of the property comprising ground, first and part second floor owners accommodation with 3 reception rooms, kitchen, bathrooms and 4 double bedrooms.
Presenting one of the most exciting development and refurbishment propositions Grassington has been able to offer for years. With possibilities of an investment opportunity with the possibility to develop the upper parts for owner occupation, a resale opportunity or even the expanding holiday letting market (subject to necessary planning consents).

Location
Grassington is located within the heart of the Dales and within an area of outstanding natural beauty. A short distance from Skipton, Grassington has been voted the most desirable village to live in the United kingdom.

Directions
Entering Grassington on the B6265, turn left onto Main Street and then right into The Square where the property is located.

Tenure
Freehold.

Rateable Value
Rateable Value: TBC
Uniform Business Rate for 2016/17 £0.497.

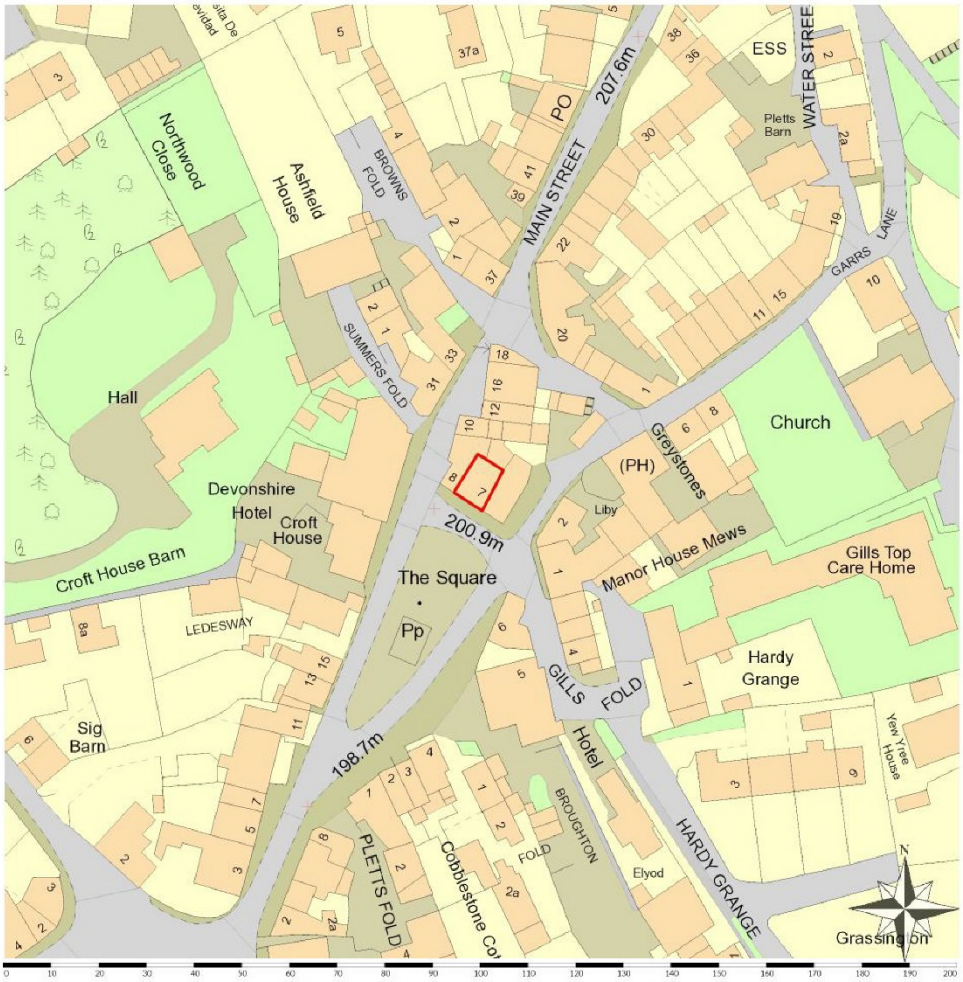
VAT
All figures quoted are deemed exclusive of VAT where applicable.

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.

Viewing
Strictly by appointment with the agent Tel: 01423 501211.

Services
All mains services are connected to the property.



Scale: 1:1250 | Area 4Ha | Grid Reference: 400268,464044 | Paper Size: A4

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Groundsure INSIGHTS

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