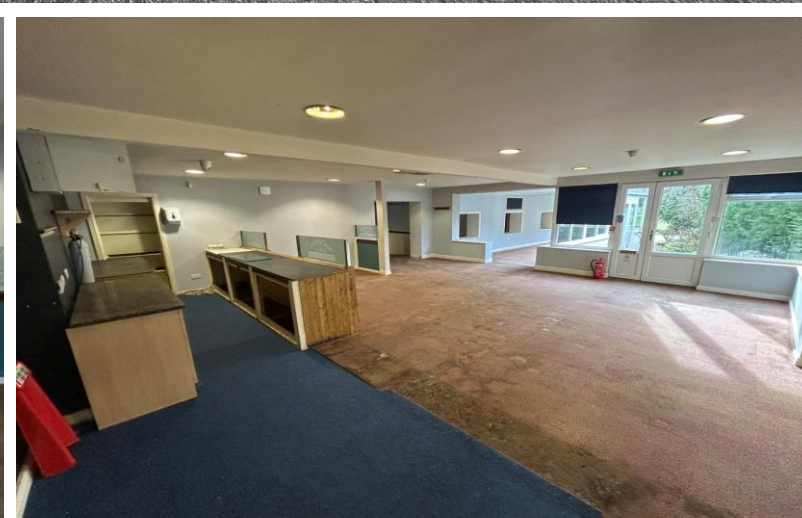




Unit 3, Woodnook Farm, Hardisty Hill, Blubberhouses Otley, North Yorkshire, LS21 2PQ



**2,600 SQ FT CAFÉ / RETAIL SELF  
CONTAINED UNIT**

**£25,000 PA**

## Description

Unit 3 was previously occupied for many years as a smokehouse, cafe, and farm shop and therefore benefits from a layout that can readily support similar hospitality or specialist retail uses, while remaining adaptable for a wide range of commercial occupiers.

The property offers a flexible two storey self-contained space extending to approximately 2,600 sq ft with an additional 3,300 sq ft of cold stores and office space available by way of separate negotiation.

Key features include:

- Predominantly open-plan layout with adaptable partitioning.
- Suspended ceilings with integrated and spot lighting
- Mix of carpeted and hard floor areas offering versatile use
- WC facilities
- Extensive on-site car parking for staff and visitors

## Location

Situated within Woodnook Farm Business Park, near Blubberhouses, the property benefits from a rural yet accessible location, with excellent links to Harrogate, Skipton and the wider Yorkshire region.

This is a great opportunity to occupy practical, versatile space in a popular business park setting.

## Terms

Leasehold. The property is available to lease on new terms to be negotiated.

## Rateable Value

Rateable Value: TBC.

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

## 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

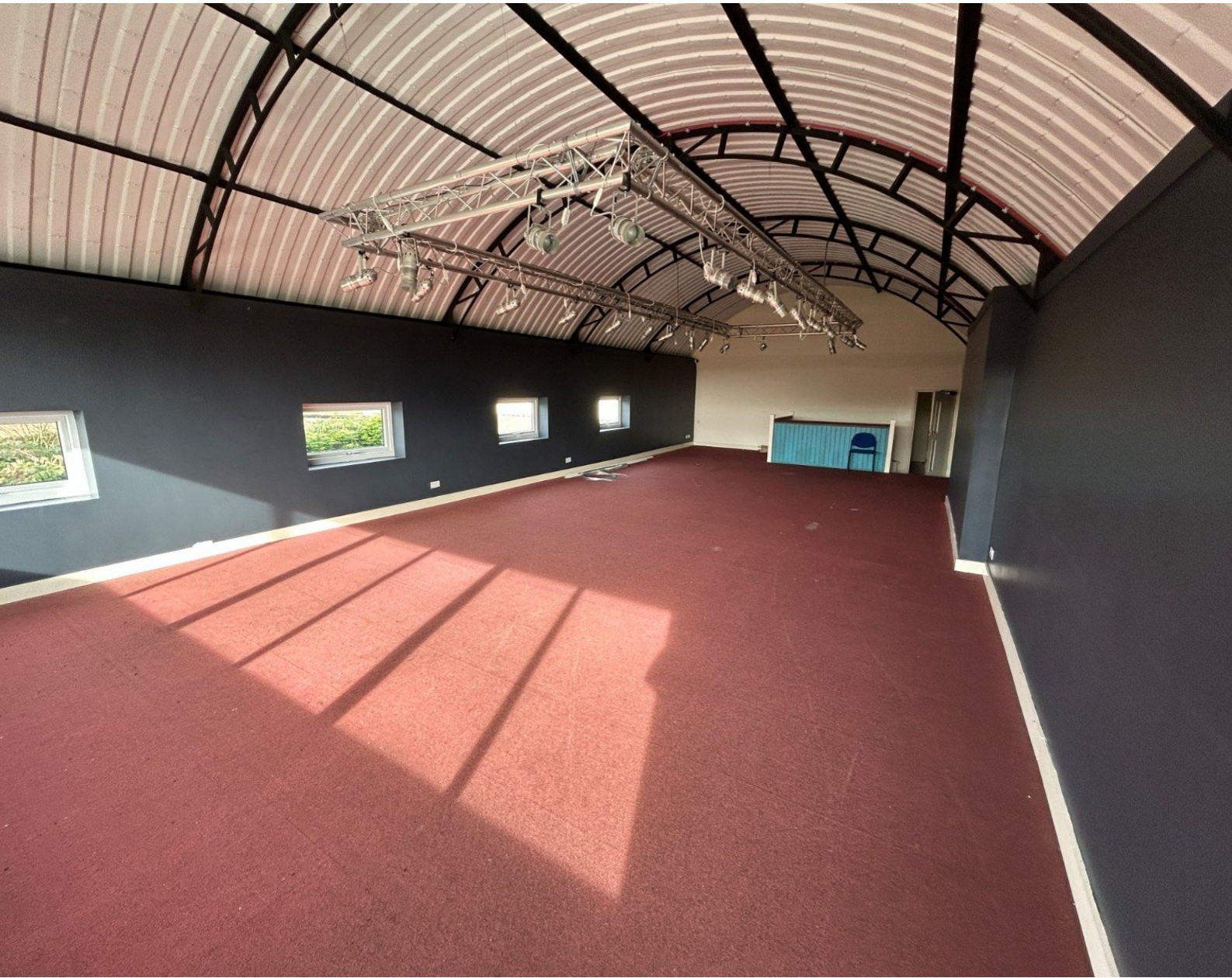
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## Services

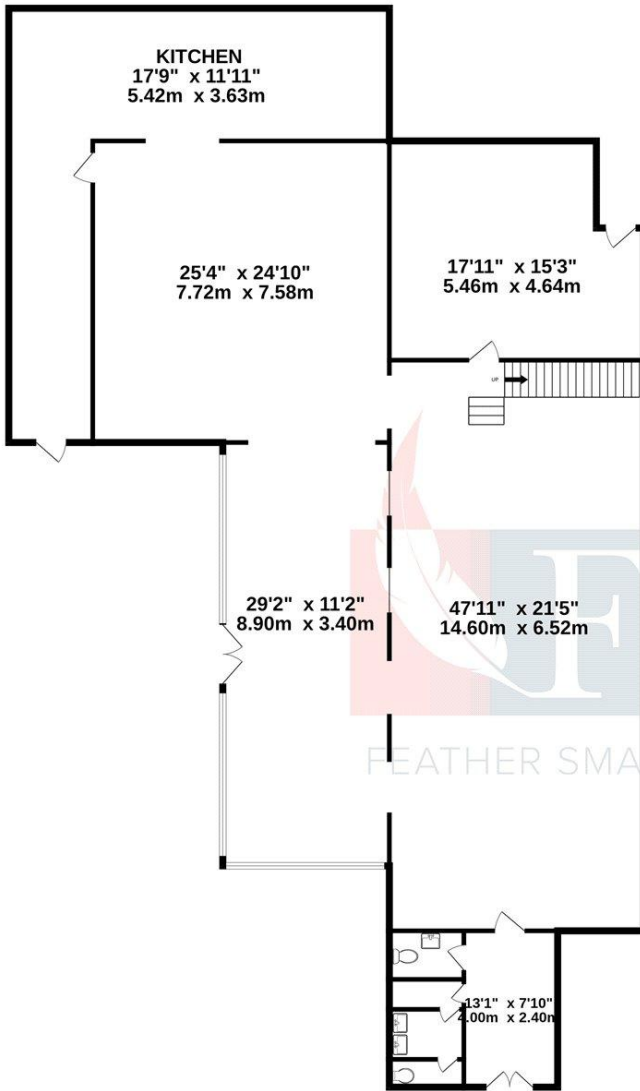
All mains' services are connected to the property.

## Viewing

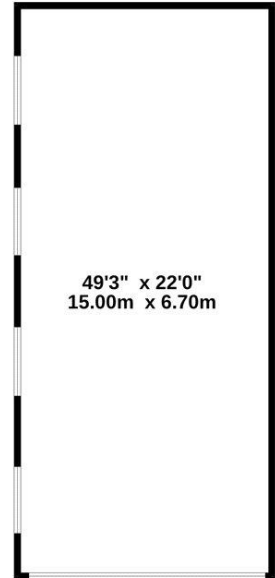
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR  
2671 sq.ft. (248.1 sq.m.) approx.



1ST FLOOR  
1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA : 3752 sq.ft. (348.6 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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01423 229713  
www.fssproperty.co.uk  
sales@fssproperty.co.uk  
8 Raglan Street  
Harrogate  
North Yorkshire  
HG1 1LE

