



**GROUND FLOOR RETAIL UNIT SET
WITHIN A SMALL PARADE IN THE
HEART OF MENSTON**

£11,000 PA

Description

5 Barn Close comprises an attractive and well-presented ground floor retail unit situated within a small parade of commercial premises in the heart of Menston. The property benefits from a prominent position close to Main Street and other established occupiers, including the Co-op, within this popular and affluent commuter village.

Internally, the accommodation is predominantly open plan and has been fitted out to a particularly good standard, currently operating as a hair salon. The regular configuration provides flexible space suitable for a variety of retail, beauty, professional or other commercial uses, subject to any necessary consents. The accommodation is supplemented by a separate WC together with useful storage/kitchenette facilities.

Externally, the property benefits from a wide pavement frontage with a number of non-dedicated parking spaces immediately to the front. Menston is well positioned within Wharfedale between Ilkley and Leeds, benefiting from a strong local catchment and excellent commuter connections.

Terms

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

Business Rates

Rateable Value: £9,100

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.

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
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 377 sq.ft. (35.0 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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