



Expressions of Interest - TO LET

Strategically Located Workshop / Warehouse

(subject to planning consent)

- Approx 4,556 sqft (423.28 sqm)
- Existing Agricultural Building with potential for Commercial Warehouse / Workshop
- Additional external Storage Options
- Flexible Leases on Competitive Rental Terms
- Approx 1 mile to J46 A1(M)

Location

The property is located at Ruddings Farm, which is situated immediately adjacent to the A1(M), approx 2 miles north of Wetherby, near Walshford.

This strategically positioned range of properties are accessed from the A168 (the route of the A1 prior to the opening of the realigned A1(M) to the east side). Junction 46 A1(M) is approximately 1 mile to the south, offering uncongested access to and from the national motorway network.

Description

Ruddings Farm has until recently been in use as a mixed arable and livestock farm, incorporating an intensive pig breeding operation. The owners have now ceased pig breeding, and are looking to diversify their income through conversion and leasing redundant buildings.

Various buildings, including the subject property, are being made available subject to planning.

The salient details include:

- Portal steel frame with concrete panels to eaves
- Pitched roof with 10% clear roof panels.
- Concrete block work walls to approx 2.5 and concrete floor
- Single Phase power supply
- Halogen spot lighting
- Mains water
- Potential for foul drainage but not currently fitted
- Eaves height 4 m to haunch

Accommodation

The approximate gross internal floor area is as follows:

Building 2	Sqm	Sqft
Ground Floor	423.28	4,556

Planning

The property currently has consent for agricultural purposes only. For any alternative uses, including "Class E (commercial business and service uses), Class B2 (industrial) or Class B8 (storage and distribution)", a suitable change of use planning application will be required. This may be achieved via Permitted Development Rights. The Owner is willing to work with prospective occupiers on a conditional arrangement to seek to achieve such changes of use prior to the commencement of any formal leasing arrangement.

Terms

The property can be made available by way of a new Full Repairing and Insuring lease for a term to be agreed. Rental rate available on application and subject to any necessary change of use planning consents. All leases to be contracted Outside of the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

Business Rates

As the property is currently in agricultural use it is not listed for Business Rates. Subject to any change of use this position may change. The Tenant will be responsible for payment of any business rates falling due during the period of the tenancy.

EPC

The property does not currently qualify for an EPC.

VAT

The property has been elected for VAT, and hence VAT will be payable on rental and any outgoings.

Demise / Access

The property will be accessed from the A168 through the farm steading via a route to be finally determined, such rights to be shared with the Owner and any other Tenants. The area demised under the terms of the lease will also be subject to final determination with some joint access rights being reserved across the front yard area.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing / Further Information

Viewing is strictly by appointment with the sole letting agent:

Fordy Marshall

Bowcliffe Hall, Bramham, Wetherby LS23 6LP

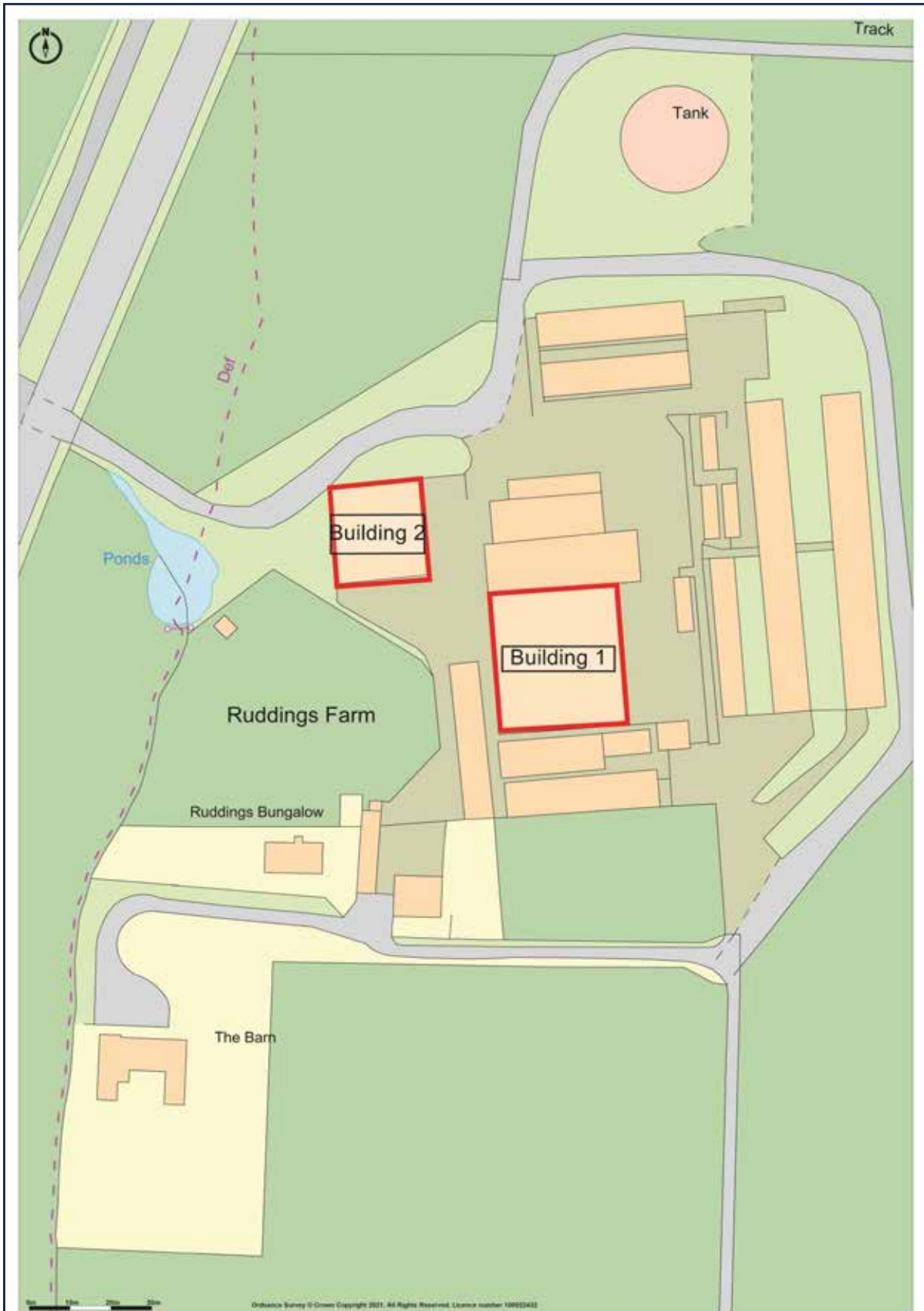
Contact: Christopher Fordy

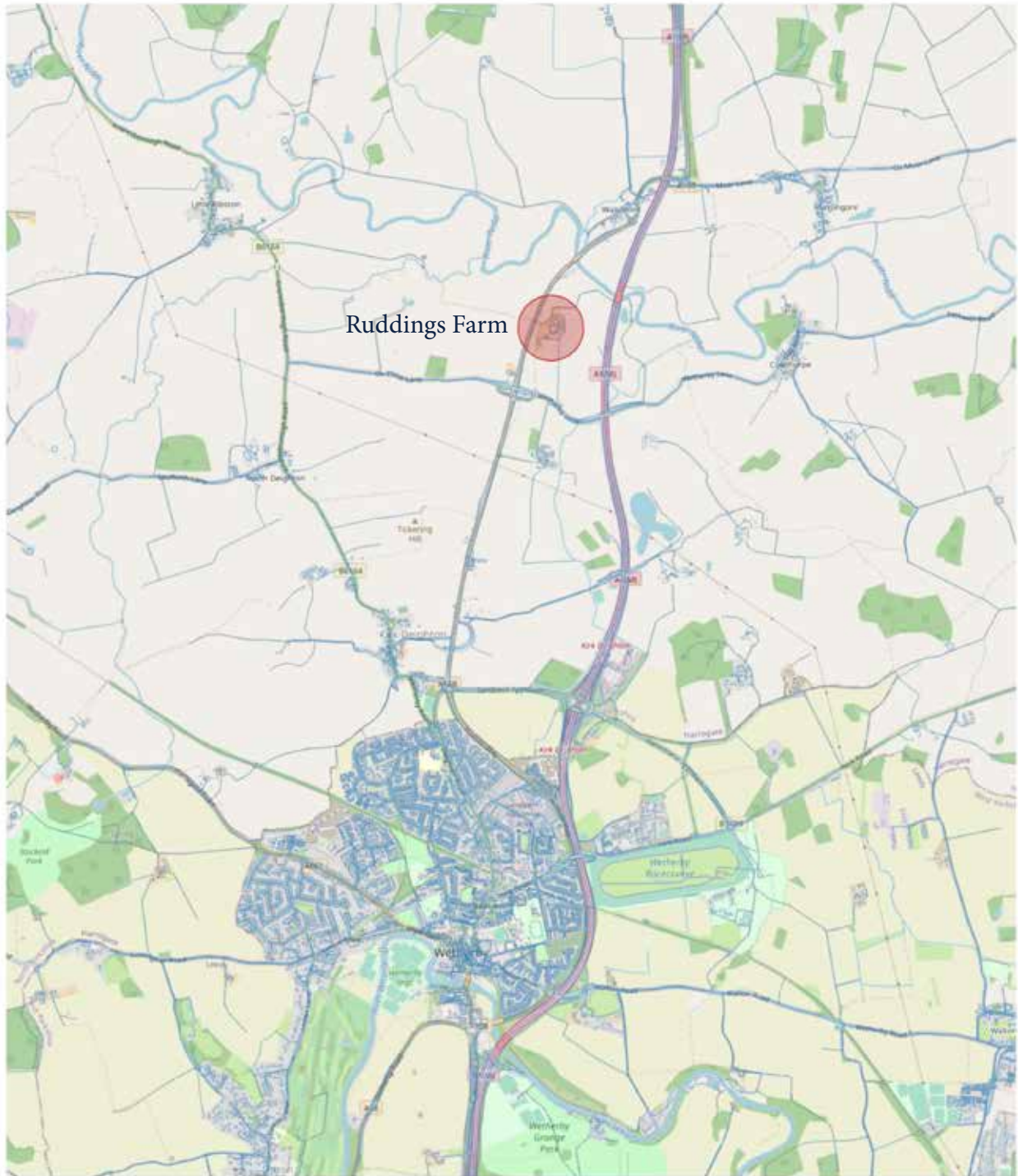
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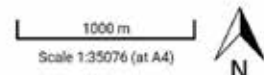
Particulars Prepared: September 2021







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