

On the instructions of The Edinburgh Woollen Mill Limited

YORKSHIRE DALES NATIONAL PARK
MALHAM
THE COVE CENTRE, COVE ROAD
SHOP AND CAFÉ PREMISES
WITH LARGE CAR PARK
LEASE AVAILABLE



A rare opportunity to acquire retail premises in the heart of the Yorkshire Dales, an area which attracts circa 8.3 million visitors and walkers each year.

NET SALES AREA: 547.37 sq m (5892 sq ft)



LOCATION Malham is probably the most popular village in the Yorkshire Dales National Park, in an area renowned for its stunningly impressive limestone outcrops, Malham Cove, Gordale Scar and the famous National Nature Reserve at Malham Tarn. The village forms part of the Pennine Way National Trail.

Yorkshire Dales National Park is estimated to attract 8.3 million visitors and walkers every year. Malham is well served by public transport, with bus services from Gargrave and Skipton. Skipton Railway lies on the Airedale line from Leeds to Bradford. The A65 trunk road from Kirkby Lonsdale and Settle to Leeds is approximately 7 miles south of the village.

The village itself has a modern purpose built National Park Centre, Youth Hostel and several public houses and restaurants.

DESCRIPTION The property comprises extensive split level retail premises and café, with the benefit of a large on site car park to the rear. The original building comprises a limestone barn which was converted in the mid 1980s for retail purposes, and subsequently extended to the rear to provide accommodation over ground, mezzanine and first floors.

ACCOMMODATION	Front Sales	111.2 sq m	(1197 sq ft)
	Rear Sales	164.25 sq m	(1768 sq ft)
	Mezzanine stores	29.54 sq m	(318 sq ft)
	First Floor café	93.83 sq m	(1010 sq ft)
	First Floor sales	<u>108.7 sq m</u>	<u>(1170 sq ft)</u>
	Net Floor Area	507.52 sq m	(5463 sq ft)
	<u>Adjacent lock up shop unit</u>		
	Ground floor	23.13 sq m	(249 sq ft)
	First floor	<u>16.72 sq m</u>	<u>(180 sq ft)</u>
	Net Floor Area	39.85 sq m	(429 sq ft)
	TOTAL FLOOR AREA	547.37 sq m	(5892 sq ft)

Large car park to the rear

LEASE Our clients hold a lease expiring March 2016 at a passing rent of £47,000 per annum. The lease provides for 5 yearly rent reviews. Offers are sought for an assignment of that lease, or a sub-letting for the remainder of the term. Incentives are available subject to status.

SERVICES Mains water, electricity and a connection to the public sewer are laid on. The property is heated by means of oil fired central heating.

RATES According to the Valuation Office Agency web site the property has 2 assessments.

Shop and premises	£18,250
Shop and premises	£1,675

The National Non Domestic Rate in the £ for the current (2010/2011) rate year is 41.4p

VAT The property is registered for VAT and VAT will be charged on rent and other outgoings.

COSTS Each side will be responsible for their own legal costs incurred in the transaction. The café and kitchen equipment is available for sale at a price to be agreed.

VIEWING Strictly by appointment through the joint agents.

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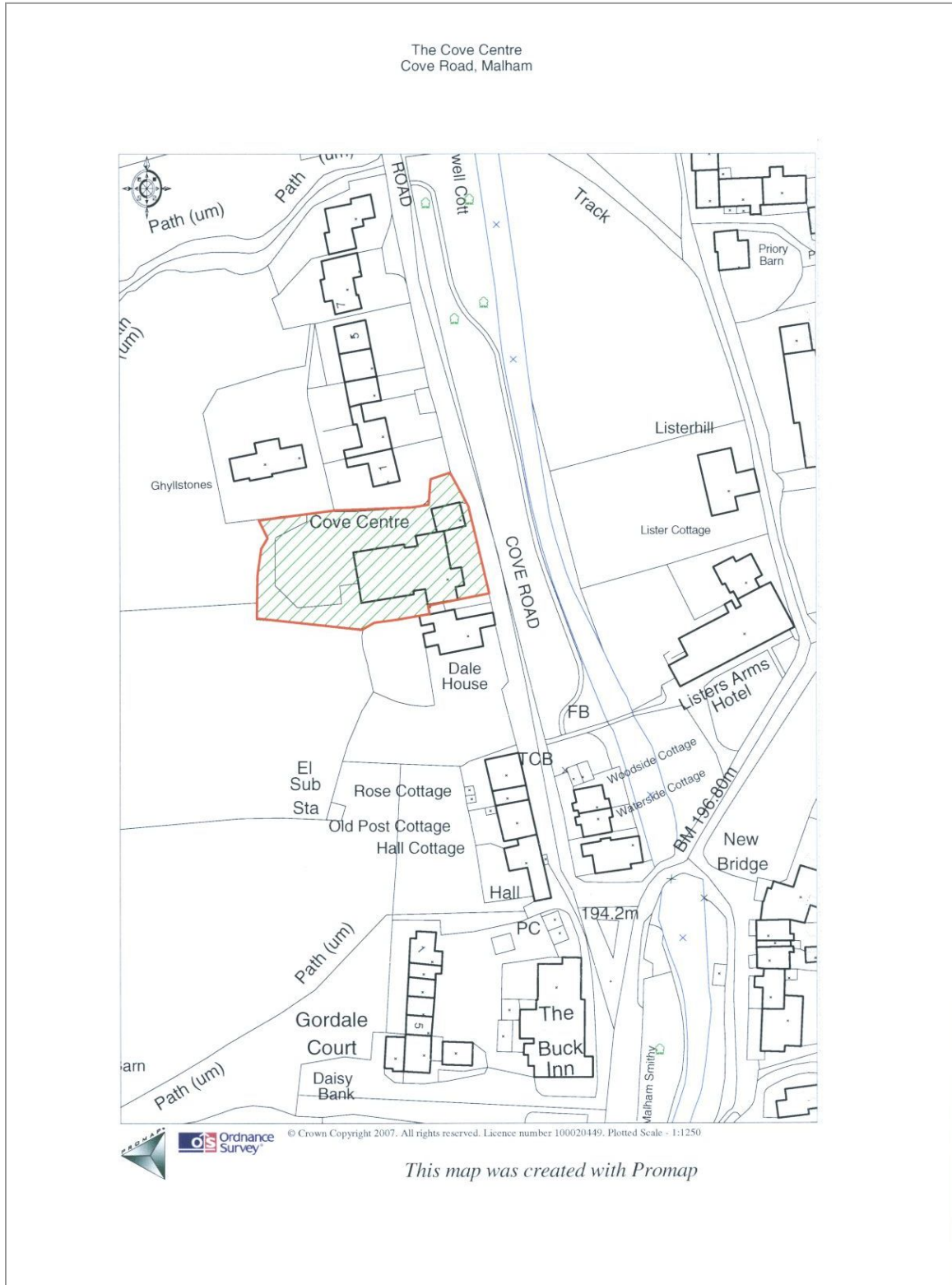
Details Amended April 2010

Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

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2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

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