

**RENT  
INCENTIVES  
AVAILABLE**



Commercial (EPC Rating: E)

**WATERHOUSES, MALHAM TARN, NR SKIPTON,  
BD24 9PT**

**£5,200 per annum**

# Situated in an idyllic countryside location in the Yorkshire Dales National Park, this ground floor commercial property would suit a variety of uses. EPC - E

## LOCATION

The village of Malham and Malham Tarn in the heart of the Yorkshire Dales National Park, adjacent to the world-renowned Malham Tarn National Nature Reserve which includes the Tarn Moss board walk, and approximately 2 miles from the popular village of Malham. The larger towns of Settle and Skipton and the amenities they offer lie approximately 7 and 15 miles away respectively.

## DESCRIPTION

Waterhouses is a practical ground floor office, formerly the main working office of the National Trust's Yorkshire Dales Team, located adjacent to Malham Tarn in the heart of the Yorkshire Dales National Park.

The property is a self contained office unit which comprises of a kitchenette/reception area, three office rooms, and a WC. Each office contains a radiator and wall trunking. The kitchenette consists of a sink with a mix tap and a drainage area, as well as undercounter space for a fridge.

## ACCOMMODATION

Office 1 8.6 sqm (92.6 sqft)  
Office 2 20.7 sqm (222.8 sqft)  
Office 3 20.0 sqm (215.3 sqft)  
Hallway/Kitchenette 12.2 sqm (131.3 sqft)  
Store 2.0 sqm (21.5 sqft)  
WC 1.9 sqm (20.5 sqft)

Measured in accordance with the RICS Code of Measuring Practice (6th Edition). All measurements are approximate.

## TERMS

The property is available by way of a negotiated tenancy agreement with a maximum initial term of 5 years at a rent of £5,200 per year.

## BUSINESS RATES

The property has a rateable value (2023 List) of £6,700. The property may be eligible for small business rates relief and interested parties are advised to obtain more information by visiting [www.voa.gov.uk](http://www.voa.gov.uk) or calling North Yorkshire Council.

## CAR PARKING

On site parking for 3 - 4 cars plus small adjacent public car parking area.

## ENERGY PERFORMANCE RATING

The property has an energy performance rating of E (119)

## VIEWING

Strictly by appointment through the letting agents Carling Jones - contact a member of the team at the Skipton office on 01756 799163.

## SERVICE CHARGE

A service charge will be payable in addition to the rent to cover a fair proportion of external repairs of the building and also the buildings insurance

## SERVICES

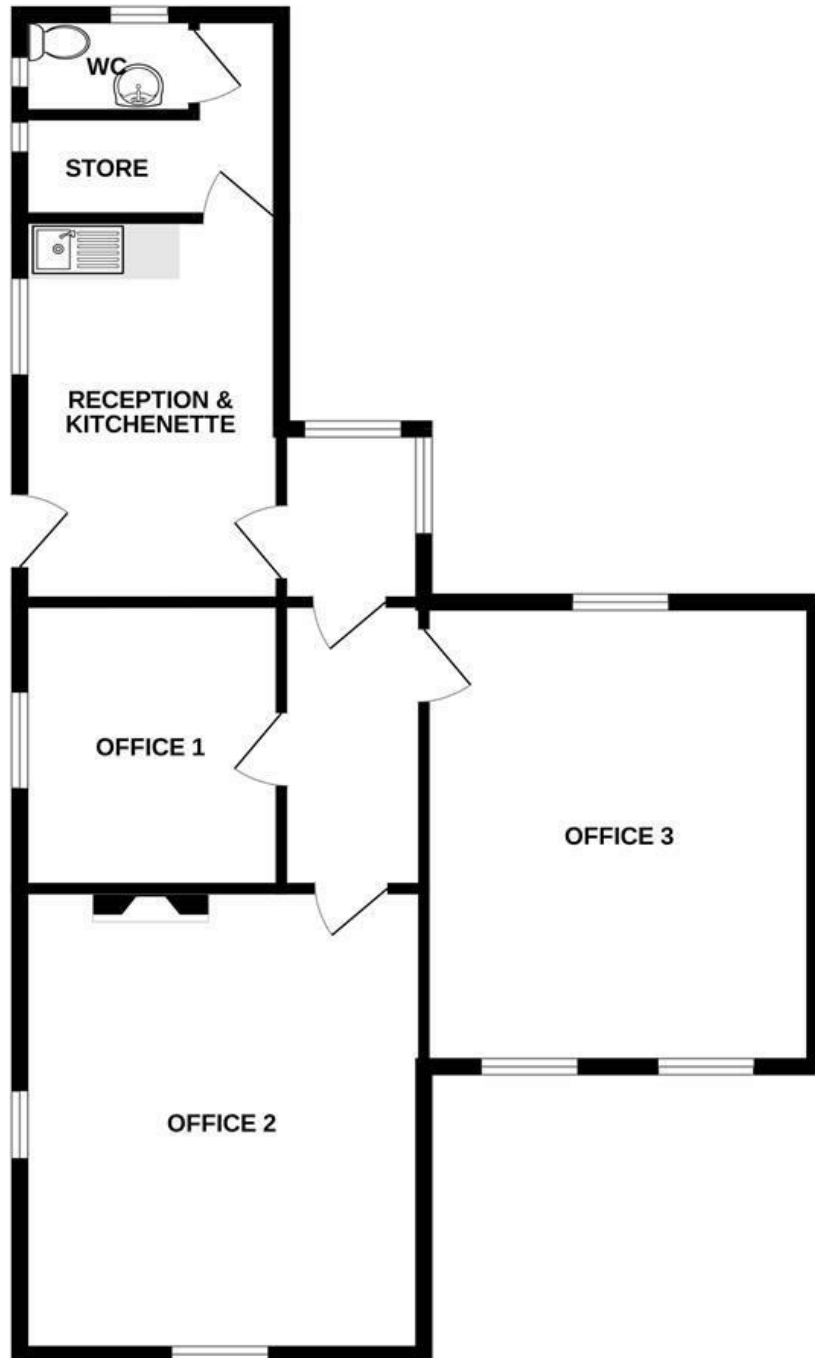
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

## AGENT'S NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property







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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**01756 799163**

**sales@carlingjones.co.uk**  
**<https://carlingjones.co.uk/>**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.