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*"For Sales In The Dales"*

## Poppies Tearoom, Settle



- Tea Room
- Excellent Central Location
- Fully Equipped Kitchen
- Dining Area for 25 Covers
- Serving Counter
- Bustling Market Town
- WC
- Good Sized Storage Room
- Ample Local Parking
- Fixtures & Fitting Included
- Viewing By Appointment

## Offers Around £25,000



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Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,  
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J. R. Hopper & Co. is a trading name for J. R. Hopper & Co. (Property Services) Ltd. Registered: England No. 3438347. Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L. B. Carlisle, E. J. Carlisle

# Poppies Tearoom, Bishopdale Court, Settle

## DESCRIPTION

Poppies offers an excellent space, trading as a popular Tea Room. With a prime location within the bustling market town of Settle, this dog friendly cafe is unexpectedly available due to the owners ill health.

Settle enjoys a weekly market, as well as a good range of shops, pubs & restaurants. The town benefits from a local supermarket, excellent schools and medical facilities. There are beautiful views and walks on the doorstep. There are good road and rail transport links with access to Leeds and Carlisle.

The property comprises of a spacious ground floor unit with seating for 25, a well equipped kitchen, serving counter, WC and storage room. There is space outside for a couple of tables. Fixtures and fittings are included. This includes all seating, tables, equipment and decoration. One coffee machine is on free lease from the supplier.

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## GROUND FLOOR

<b>DINING AREA</b>	28' 0" x 23' 03" (8.53m x 7.09m) Light spacious dining area. Fitted carpet. Ceiling beams. Lighting. Ornate cast iron pillar. Tables which seat 25 covers. 2 large settees. Coffee table. Fireplace. Good decorative order.
<b>KITCHEN AREA</b>	10' 04" x 9' 09" (3.15m x 2.97m) Equipped kitchen. Vinyl flooring. Range of worktops. 1 1/2 stainless steel sink. Three fridges. One freezer. Electric Oven. Coffee espresso machine. Two Microwaves. Till. Refrigerated display & serving unit. Window to front.
<b>STORE ROOM</b>	9' 0" x 4' 06" (2.74m x 1.37m) Good size storage room. Vinyl flooring. Power & light. Two freezers. Shelving.
<b>WC</b>	Good accessible wash room. Vinyl flooring. WC. Wash hand basin.
<b>OUTSIDE</b>	Pedestrian area outside gives space for two tables.

# Poppies Tearoom, Bishopdale Court, Settle

## GENERAL

<b>Photographs &amp; Virtual Tours</b>	Items in these photographs and tours may not be included in the sale.
<b>Viewing</b>	By appointment. We aim to accompany viewings 7 days a week.
<b>Local Authority</b>	Craven District Council
<b>Planning Authority</b>	Yorkshire Dales National Park (01969 652349)
<b>Council Tax Band</b>	Band should be confirmed by the Purchaser prior to purchase.
<b>Tenure</b>	Leasehold

## AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

## OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

## FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

## MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our [Relocation Agent Network](#) of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

## ALL AGENTS

Check out what other buyers and sellers have said about J.R. Hopper & Co at [allagents.co.uk](http://allagents.co.uk). Almost 100% of the 40 testimonials this year would recommend J.R. Hopper & Co. to their friends.

## ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at [jrhopper.com](http://jrhopper.com) and [onthemarket.com](http://onthemarket.com)

## J. R. HOPPER & Co.

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## ENERGY PERFORMANCE CERTIFICATE

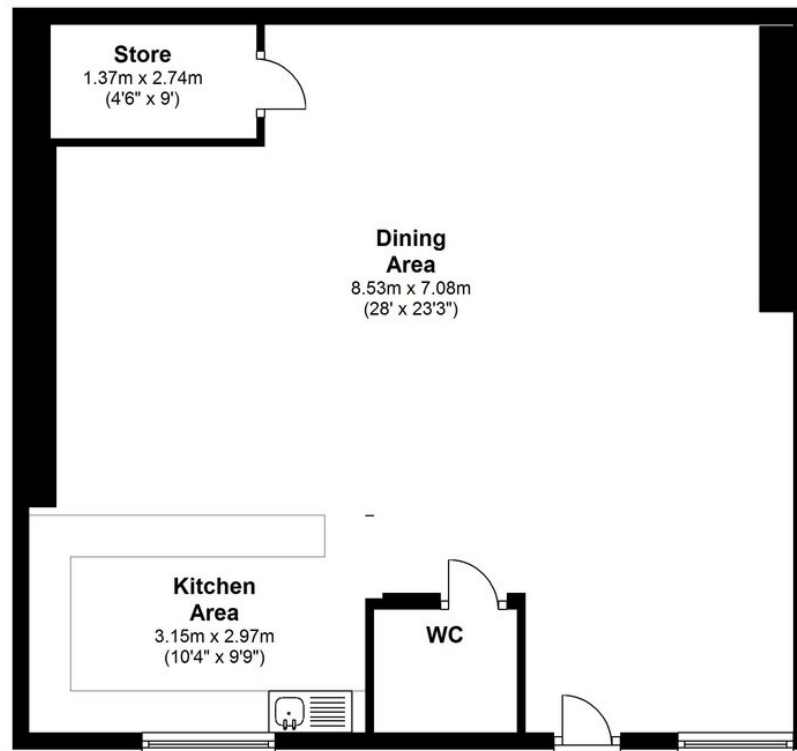
**Property:** Poppies Tearoom, Bishopdale Court, Settle, North Yorkshire, BD24 9EB

**Energy Efficiency Rating Current 99 Environmental Impact Rating Current 0**

# Poppies Tearoom, Bishopdale Court, Settle

## Ground Floor

Approx. 77.6 sq. metres (835.1 sq. feet)



Total area: approx. 77.6 sq. metres (835.1 sq. feet)

Please note floorplans are not to scale, for display purposes only.  
Plan produced using PlanUp.

**Poppies Tea Room**



## Poppies Tearoom, Bishopdale Court, Settle

