

3 High Street

Leyburn, North Yorkshire, DL8 5AQ

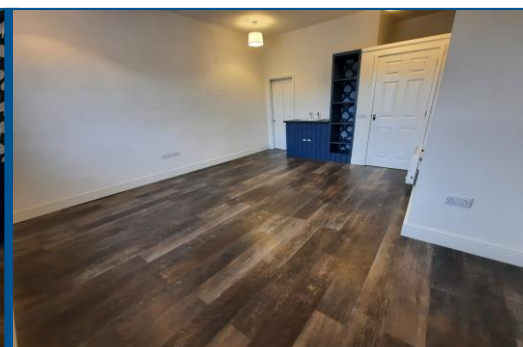
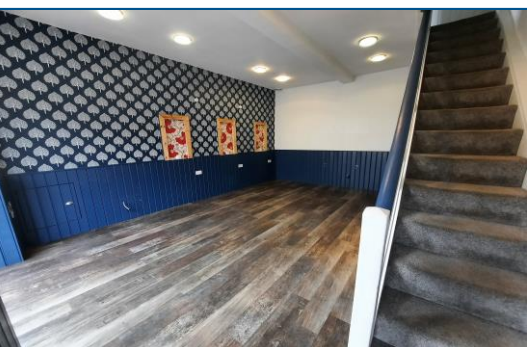


Robin Jessop



A TWO STOREY COMMERCIAL PREMISES CONVENIENTLY LOCATED OFF LEYBURN MARKET PLACE

- Versatile Commercial Premises
- Excellent Window Display with Roadside Frontage
- Convenient Location In a Popular Market Town
- Flexible Space
- Viewing Strictly By Appointment
- Guide Price: Offers In Excess of £125,000



4 North End, Bedale, North Yorkshire, DL8 1AB Tel: 01677 425950
Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY Tel: 01969 622800
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3 High Street, Leyburn, North Yorkshire, DL8 5AQ

SITUATION

Situated just off Leyburn market place. Richmond 9 miles. Bedale 11 miles. A1(M) interchange at Leeming 13 miles. Northallerton 18 miles. All distances are approximate.

The property is conveniently situated on the approach to the market place in the popular town of Leyburn, which is a thriving market town offering a wide range of amenities including shops, cafes, pubs and restaurants, a doctors and dentist, and community centre. It is a popular tourist destination with a busy weekly market.

DESCRIPTION

3 High Street is a two storey town centre premises which offers versatility. The ground floor space is large, with a timber floor, modern light fittings, and was previously used as a hair salon. A large bay window provides ample shop frontage for potential window displays and makes it a light room.

The first floor is accessed via a staircase. The landing has a good-sized storage cupboard and a separate W.C with wash hand basin. Within the room upstairs is a built-in sink unit with storage and a separate storage cupboard. The room also benefits from a timber floor, modern light fittings and electric wall mounted heater.

The property has many potential uses and will appeal to a number of buyers wishing to establish a business in a popular and thriving market town.

GENERAL REMARKS & STIPULATIONS

VIEWINGS

Strictly by Appointment with Robin Jessop Ltd - Telephone 01969 622800 or 01677 425950.

OFFERS

All rental offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful tenant it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies.

TENURE

Freehold with vacant possession.

BUSINESS RATES

Rateable value-£6,100. Prospective tenants may also receive Small Business Rate Relief.

ENERGY PERFORMANCE CERTIFICATE

C- 68

SERVICES

Mains electricity, Mains gas, Mains water, Mains drainage, Telephone connection.

BROADBAND

High speed connection available.

LOCAL AUTHORITY

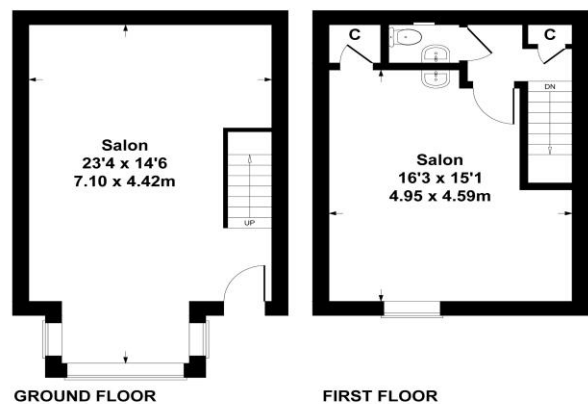
Richmondshire District Council, Mercury House, Station Road, Richmond, North Yorkshire, DL10 4JX.

TEL: 01748 829100



3 High Street, Leyburn

Approximate gross internal area
54 sq m - 581 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023