



The Falls

Church Bank, Aysgarth, Leyburn, North Yorkshire, DL8 3SR



Robin Jessop



BREAKFAST DRINKS CAKES LUNCH ICE CREAM

THE FALLS
COFFEE SHOP & GIFT SHOP

GIFTS SHOP LOCAL FOOD

OUT

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A FANTASTIC OPPORTUNITY TO PURCHASE A RECENTLY REFURBISHED FIVE BEDROOM PROPERTY WITH TWO THRIVING ESTABLISHED BUSINESSES SITUATED IN A PRIME LOCATION

- Substantial Detached Property
- Established Café & Gift Shop Businesses
- Potential as Bar/ Restaurant/ Function Room
- Prime Trading Location Close to Aysgarth Falls
- Recently Updated Five Bedroom Apartment
- Stunning Views of Wensleydale
- Rear Courtyard Garden
- Private Parking Area
- Excellent Business Opportunity
- Guide Price: £475,000

SITUATION

The property is very well positioned on Church Bank which leads down to the renowned Aysgarth Falls which are a tourist hotspot all year round, making it a prime trading location.

Aysgarth is a popular village in the heart of the Yorkshire Dales National Park famous for the Aysgarth Falls. There is a good range of amenities in the village including two pubs, tearooms, a doctor's surgery and fuel garage with convenience store as well as the larger market towns of Hawes and Leyburn being a short drive away.

Leyburn 8 miles. Hawes 9 miles. Bedale 19 miles. Northallerton 26 miles. Skipton 27 miles. Both Leeds Bradford and Newcastle are approximately an hour's drive.

DESCRIPTION

The Falls is a substantial detached gift shop and café/function room premises with living accommodation. The property comes onto the market following updating and refurbishment over the last 6 years which have created a well-established and popular café and gift shop. The café space doubles as a large function room with licenced bar and facilities and hosts a range of evening events and functions.

The property is entered into a welcoming reception hall with a door to the right leading to the gift shop and to the left leading into the café. This is a large, bright and airy space providing seating for 55 covers but space for up to 100. The café is popular with visitors to The Falls, Holiday makers, coach trips, dog walkers, families, cycling groups and locals. Five large windows to the front overlook the

adjacent St Andrews Church and Castle Bolton in the distance.

The room is substantial with a wooden sprung dance floor and bar area. It is licenced for 212 people until 1am and is also used for evening events such as weddings, parties, charity events, dinners as well as meetings, fairs, funeral teas, christenings and regular community classes.

There is scope to increase the number of events further throughout the year with marketing as these bookings have been obtained to date with very little promotion required or by hosting regular in-house events. There is also the option to extend the café opening hours to offer restaurant dining. The café currently opens a comfortable 11 months of the year 4 days a week from 10am but there is demand and sufficient footfall to increase this.

There is a drinks cellar, separate fire escape, ladies and gents' facilities and outside seating to the front. The property is served by a large commercial catering kitchen with a range of stainless steel and enclosed units, fridges, ovens, hob and a prep kitchen with dishwasher. Steps lead up into a walk-in larder providing further storage.

The gift shop is currently situated on the ground floor of the double story section. The retail space is substantial, with a lower and a raised area with a good range of fitted display shelving and ample space for more. It stocks local, handmade craft and gift items popular with tourists and local shoppers and has recently expanded to include a range of local confectionary, produce and craft beer. It also has a busy trade serving local ice cream. currently leased to family, providing regular additional income and can be vacant on

possession or an ongoing lease negotiated with the current owners.

There is a full width counter with two separate sinks and storage shelving underneath and display shelving behind. The space features two painted brick fireplaces with wood mantles and large windows to the front benefitting from views. There are also ladies and gents' facilities a storage cupboard and a storage room / kiosk by the entrance as well as accessible toilet and baby changing in the entrance itself.

The living space on the first floor is accessed via a useful boot room which has independent external access and also access via the café larder and/or gift shop.

A staircase leads up into the kitchen which features a good range of units complemented by silestone worktops. There are integrated appliances including dishwasher, oven and induction hob, fridge and freezer together with plumbing and housing for a washing machine and tumble dryer. There is also ample space for a dining table.

There is a living room with an electric stove and two roof lights. There are four double bedrooms and one single bed / office room, with the main bedroom benefitting from an ensuite shower room, and a house bathroom with shower over the bath.

Usefully, there is a door in the bathroom which leads into a substantial storage room within the eaves. Externally the property is complemented by a raised seating area to the front with space for additional seating, and a private walled garden with patio and lawn with space for potted plants and seating to the rear. There is a large driveway to the front and private parking for 5-6 staff/ resident vehicles to the side of the building.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

OFFERS

All 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 purchaser 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 of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. **///stickler.deadline.concluded**

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX & BUSIENSS RATES

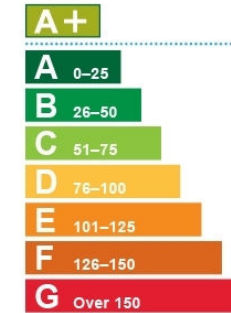
The Falls Apartment – Band A
The Falls Café - Rateable Value £11,000

ENERGY PERFORMANCE

EPC Rating B/35

Energy Performance Asset Rating

More energy efficient



35 This is how energy efficient the building is.

Less energy efficient

WWW.EPC4U.COM

SERVICES

Mains electricity, mains water. Drainage to a septic tank. Air source central heating. Broadband connection available.

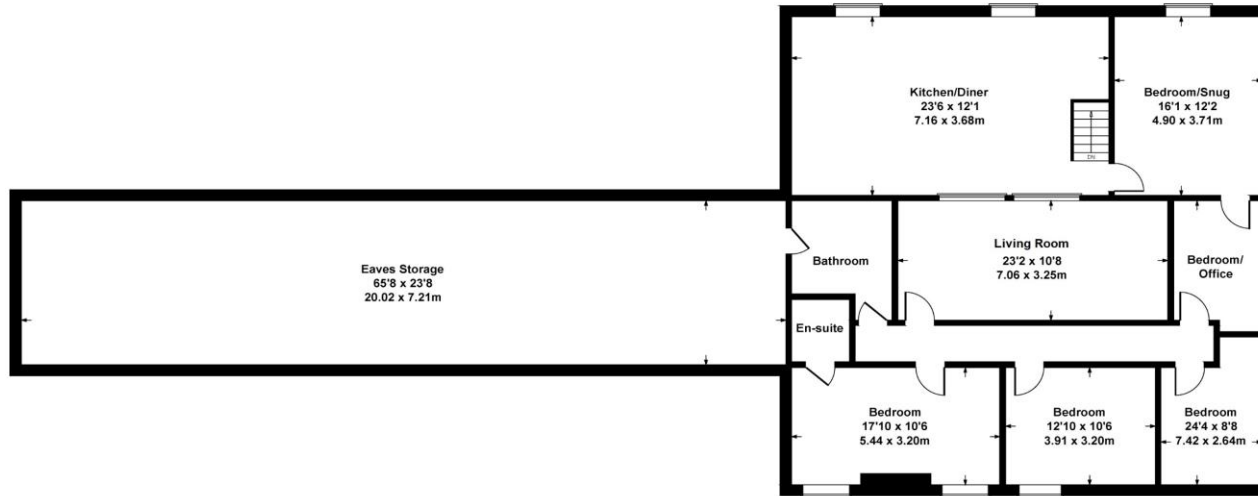
LOCAL AUTHORITY

North Yorkshire Council, Mercury House, Station Road, Richmond, DL10 4JX. TEL.01748 829100

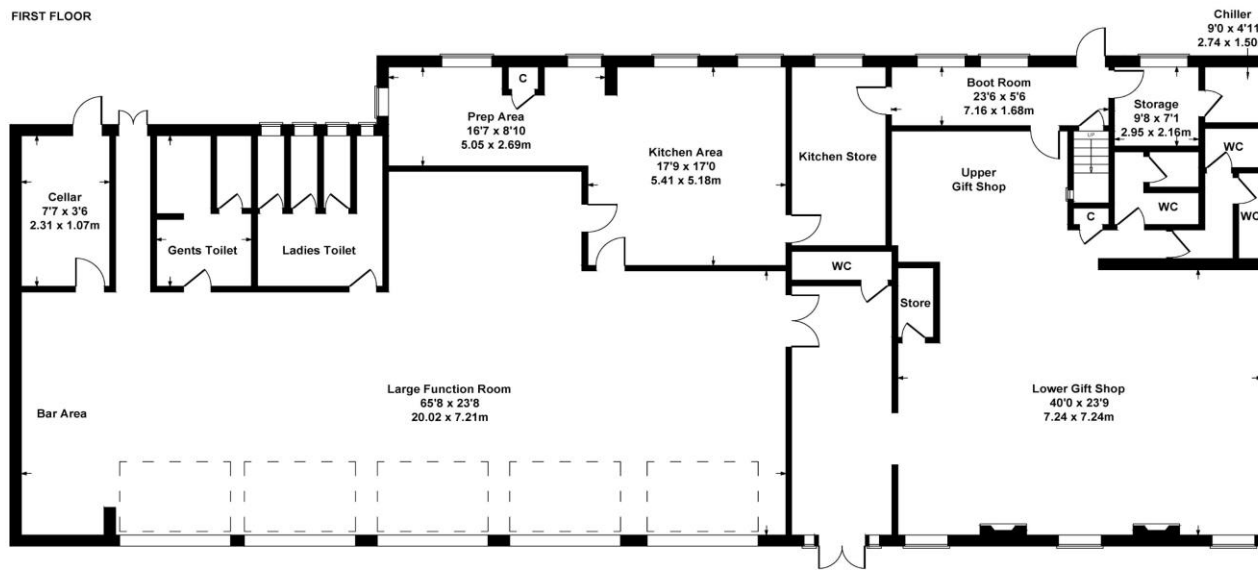


The Falls, Aysgarth

Approximate gross internal area 554 sq m - 5958 sq ft
(Excluding Eaves Storage)



FIRST FLOOR

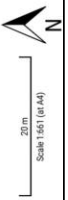


GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

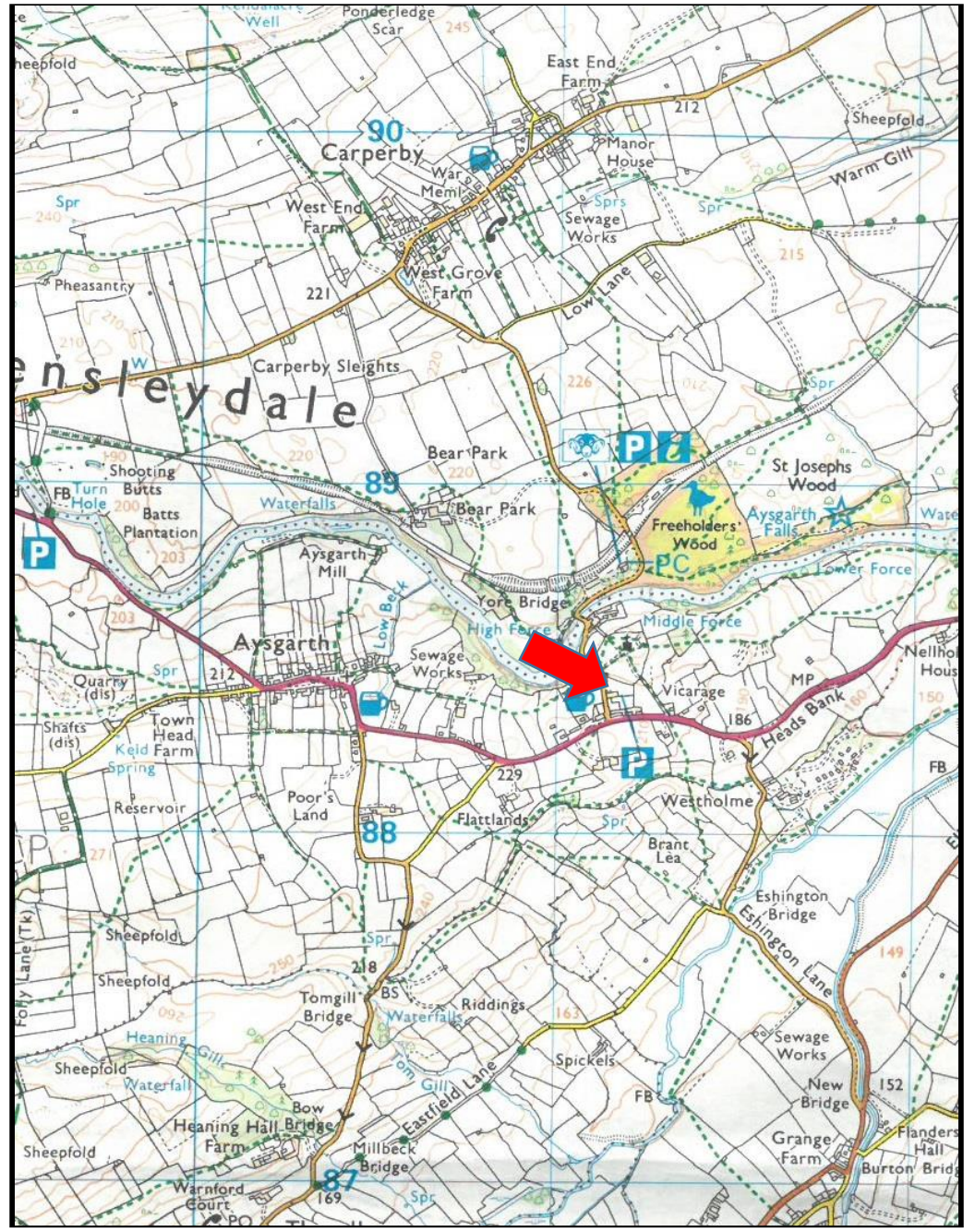
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Plan For Identification Purposes Only

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