

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

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"For Sales In The Dales"



Norfolk House, Market Place, Leyburn

- Freehold Commercial Property
- Prime Trading Position
- 5963sqft Over 3 Floors
- Retail/Cafe/Residential Options
- Options To Create Residential Dwelling
- Mains Gas
- Electric Air Conditioning Heating

Postcode: **DL8 5AQ**

Tenure: **Freehold**

Council Tax Band:

Energy Efficiency Band: **To be confirmed**

Local & Planning Authority:
Richmondshire District Council

Guide Price: £400,000 - £500,000



Norfolk House sits in a prime location on the Market Place of this bustling market town. Leyburn is the eastern gateway to the Yorkshire Dales and a destination town with a range of pubs, shops, and the Wensleydale Railway.

Norfolk House has previously been a department store, gift shop with first floor cafe, and is currently a bed showroom.

The building is large, with scope to subdivide and create some separate residential flats/cottage to the rear, while still retaining an excellent shop and cafe.

The current owners are creating a top floor residential flat, which could be owners' accommodation. There is further space in the attic which could also be developed.

Previous tenants were paying a rent of £36,000 pa. The owner's preference is to sell the freehold but may consider a rental or rent to buy option.

The property traded for many years as Serendipity with a turnover around £750,000, included in this was a cafe turnover of around £3500/week.

A change of direction by current owners has meant that the premises are not being utilised to their full potential, hence offered for sale.



Ground Floor

Front Retail 28'3" x 19'3" (8.6m x 5.87m). Large front shop with display windows to the front and side.

Middle Retail 28' x 23'9" (8.53m x 7.24m). Central sales area. Window to the side. Staircase to the upper floors.

Rear Retail 33'6" x 26'3" (10.2m x 8m). Rear sales area. 2 Side windows. Rear door out to Crown Court.

This area, together with the floor above could create a 2-storey residential area, subject to planning.

Staff/Kitchen Area Shelving. Sink. Window to the side.



First Floor

Cafe 28'3" x 18' (8.6m x 5.49m). Former cafe area. 4 Front windows overlooking the marketplace. Small catering kitchen area. This was taking over £3500 per week under previous management.

Middle/Rear Retail 46'6" x 28'6" (14.17m x 8.69m). Large middle & rear retail space. Potential for rear to be developed for residential. Toilets. Storage room.



Second Floor Currently under refurbishment to create a 3-bedroom residential flat.

Living/Kitchen 28'6" x 18' (8.69m x 5.49m). Open plan living kitchen. Modern fitted kitchen. Light, bright living area. 3 Windows to the front overlooking the marketplace. Great views.

Bedroom 1 18' x 14' (5.49m x 4.27m). Large rear double bedroom.

Bedroom 2 14' x 8'3" (4.27m x 2.51m). Rear double bedroom.

Bedroom 3 9'9" x 8'6" (2.97m x 2.6m). Good single bedroom.

Bathroom 8' x 8'6" (2.44m x 2.6m). New large shower, wash basin and WC. Tiled floor and walls. Window to side

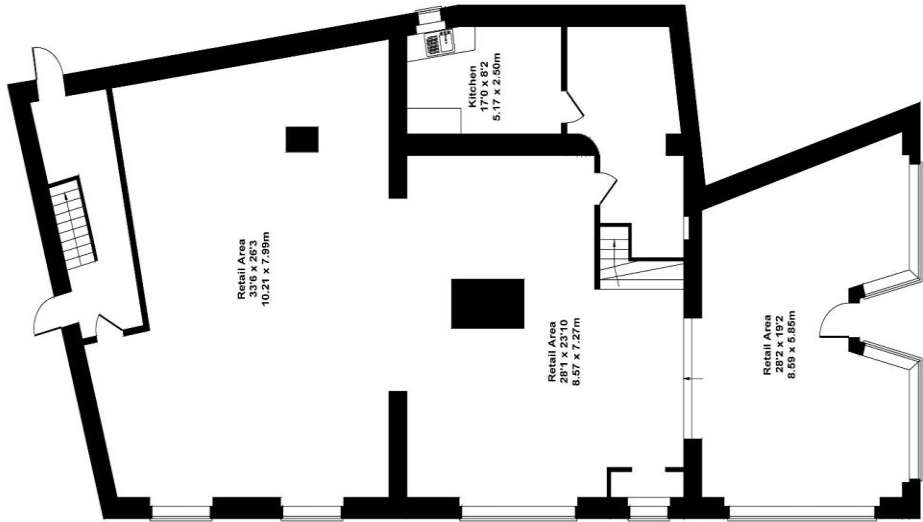
Loft Spacious attic rooms. Largely boarded. Skylights and gable window. Undeveloped.

Agents Notes EPC was Band G, but this will be improved by recent lighting and insulation improvements.

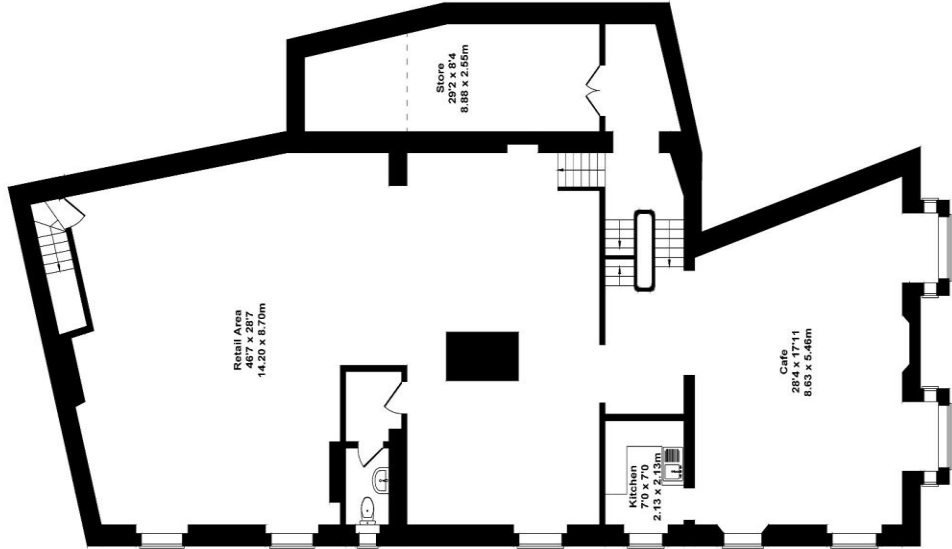


Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will 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 • Viewings by appointment only.

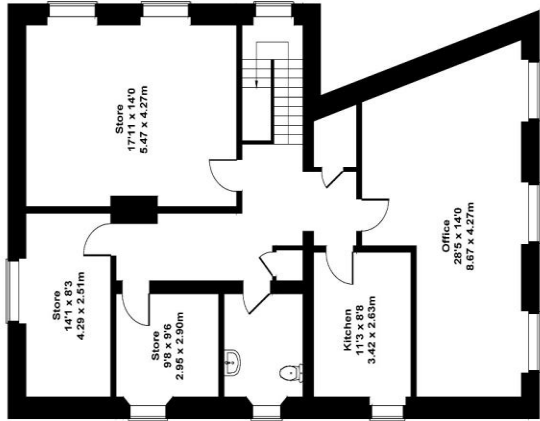
Norfolk House, High Street, Leyburn



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, with the exception of those shown in brackets, are approximate and should not be used for any purpose other than as a guide to the general layout of the property. The area shown should not be relied upon as being a representation by the seller, nor their agent.
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