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"For Sales In The Dales"



Riverside House, Hawes

- Freehold Commercial Premises In Prime Tourist Location
- Spacious Ground Floor Shop
- Large Display Windows
- Changing Room
- Staff W/C
- Business & Stock Available By Separate Negotiation
- Chain Free
- Immediate Availability

Postcode: **DL8 3NH**

Tenure: **Freehold**

Council Tax Band: **Business Rates Apply**

Energy Efficiency Band: **B**

Local & Planning Authority:
North Yorkshire County Council

Guide Price: £150,000



Riverside House offers a rare opportunity to acquire a ground floor freehold retail premises in a prominent and highly desirable location at Town Foot, Hawes. Currently trading as a successful and long-established outdoor retail business, the property is presented to the market due to the owner's forthcoming retirement.

Hawes is the principal market town of Upper Wensleydale, well-regarded for its rich heritage, vibrant community, and year-round appeal to both visitors and residents. The town boasts a wide selection of independent shops, cafés, traditional pubs, and restaurants, as well as essential amenities including a primary school, church, chapel, and a lively market hall. The popular weekly outdoor market and the spectacular surrounding countryside—renowned for its scenic walking trails and panoramic views—further enhance its attraction.

The property, once a woollen mill has been split in to two apartments and a shop. The shop comprises a spacious and flexible retail area featuring adjustable wall-mounted shelving, a customer changing room, and W/C facilities. The Outdoor Clothing, Footwear and Accessory business is optional, and whilst the shop fittings (slat walls and fixtures etc) are included, the display cabinet, wooden bench and display stands would be additional, as with the Stock (if required).

To the lower ground floor, there are four cellar storage rooms, suitable for limited stock storage only due to restricted head height.

The business, Three Peaks, has been trading for over 50 years, with the current owner managing it successfully for the past 12 years. At present, the shop operates four days a week, reflecting the owner's phased retirement. There is considerable scope for growth, with potential to extend trading hours to seven days and to develop an online presence, offering an exciting opportunity for new proprietors to build on the business's well-established reputation.

Ground Floor

Shop Floor Spacious shop front. Carpet tiles. Downlights. Wall shelving - adjustable for display purposes. Two-night storage heaters. Alarm system. Two large, shuttered windows over dual aspects. Wooden glazed external door with shutters



Changing Room One changing room. Carpet tiles. Downlights. Shelving.



W/C Carpet tiles. Downlights. Extractor fan. Part tiled walls. W/C wash basin. Shelving.



Lower Ground Floor Split into four cellar areas, restricted head height limits storage.

Agents Notes

Mains water, electricity & drainage.

Flood Risk: Categorised as high flood risk with no history of flooding.

Broadband: Basic: 20 Mbps
Superfast 80 Mbps

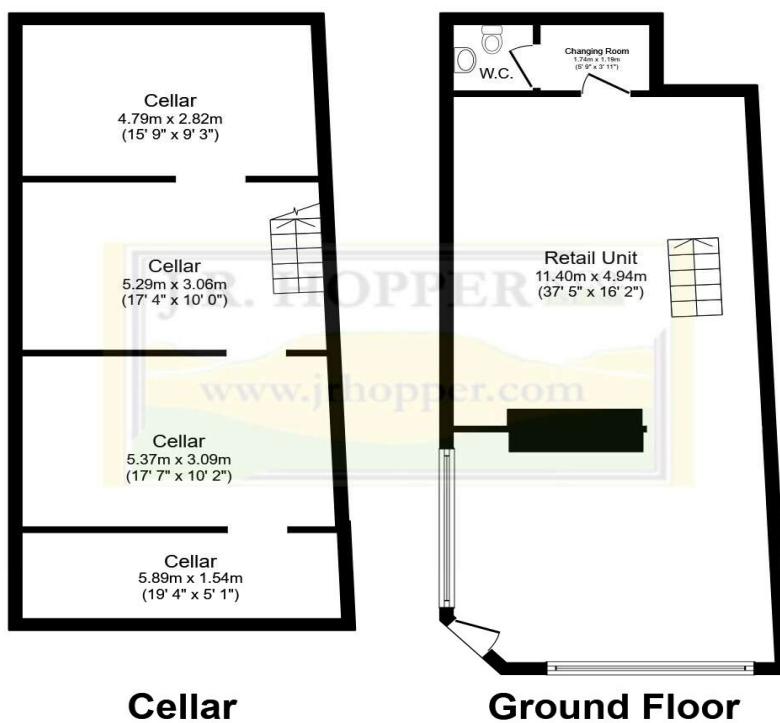
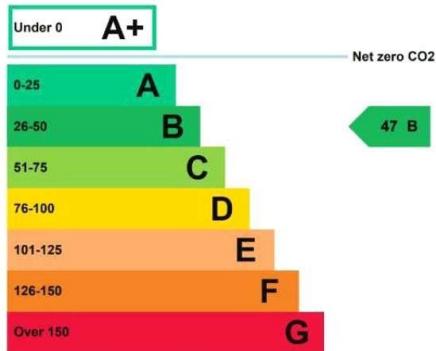
Freehold property - two, self contained leasehold flats above, with no ground rent. They are responsible for their own including the entrance at the rear of the property. They also insure their own properties. The flats are responsible for the roof repairs. Shop shares cost of repairs to gutter and downspouts and is responsible for shop windows.



The property is suitable for a variety of commercial uses, with the exception of fish and chip sales, which are not permitted



This property's energy rating is B.



Total floor area 104.5 sq.m. (1,124 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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