

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

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Hawes 01969 667744
Settle 01729 825311
Kirkby Stephen 01768 258002

"For Sales In The Dales"



T'Owd Garage, Market Place

- Commercial Office Space
- Central Market Town Location
- Ideal Opportunity For An Established Or Starter Business
- High-Spec Finish
- Flexible Layout
- High-Speed Broadband Availability
- Heating & Lighting
- Kitchenette & WC Facilities
- Available Now
- Lease Term Negotiable

Postcode: **DL8 3RD**

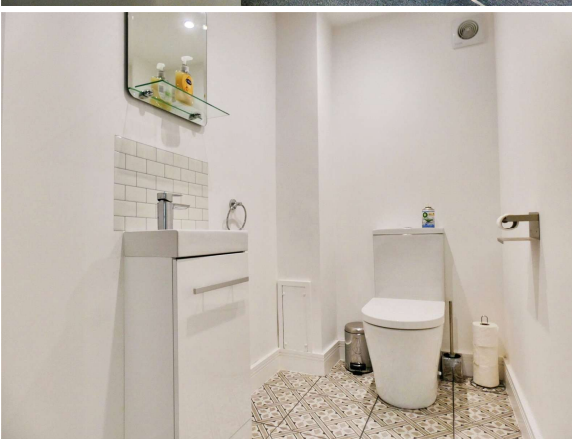
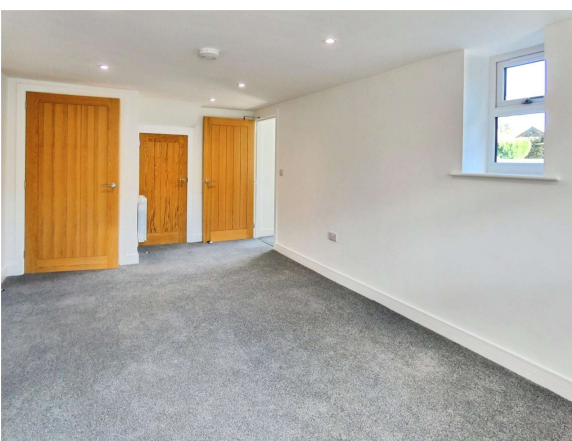
Deposit: **£0.00**

Council Tax Band: **TBC**

Energy Efficiency Band: **TBC**

Local & Planning Authority:
North Yorkshire County Council

£850 - £1,000 PCM



Brand New Office Space in Prime Market Town Location – Hawes, Yorkshire Dales

This is a rare opportunity for a professional or growing enterprise to become the first occupant of an immaculate, brand-new office space situated in the vibrant heart of Hawes — one of the most renowned towns within the Yorkshire Dales National Park.

Ideally positioned just a short walk from the bustling marketplace, this beautifully presented property enjoys excellent visibility and accessibility, making it perfect for businesses seeking a prestigious presence in a high-footfall location.

Hawes boasts a thriving year-round community and is a popular destination for visitors, thanks in part to local attractions such as the famous Wensleydale Creamery — beloved by fans of Wallace & Gromit — and its weekly outdoor market. The town offers a full range of amenities including shops, cafés, pubs, restaurants, a primary school, a church, and a medical centre. Surrounded by stunning countryside and scenic walking routes, it is an inspiring place to live and work.

The office space itself provides a versatile, modern working environment equipped with contemporary features to support business growth and day-to-day functionality. Whether you're launching a new venture or relocating an established enterprise, this is an exceptional opportunity to secure a high-quality commercial space in one of North Yorkshire's most desirable market towns.

Ground Floor

Main Office Spacious ground floor office. Fitted carpet. Ceiling down lights. Electric radiator. Under stairs cupboard. 2 windows to front and side. UPVC Front door.

WC Accessible downstairs WC. Tiled flooring. Ceiling down lights. WC. Basin. Extractor fan.

Kitchen Well fitted kitchen units. Stainless steel sink unit. Electric radiator. Staircase. Window to the side. UPVC door.

First Floor

Office 2 Large room. Fitted carpet. Ceiling down lights. Velux. Electric radiator. Storage space. Window to the front.

Outside

Parking Ample street parking readily available.

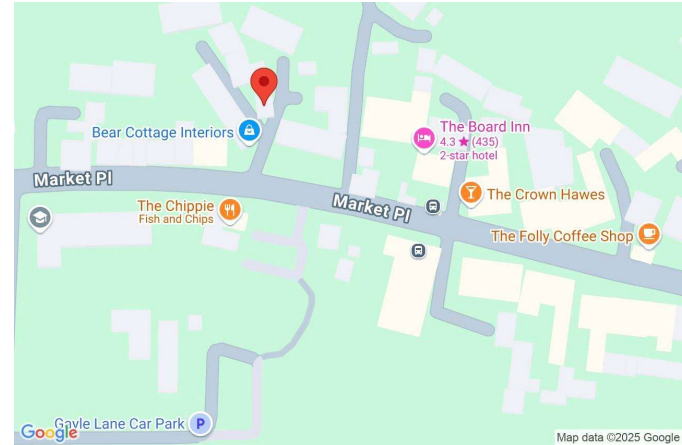
Utilities & Rates All utilities and rate are the responsibility of the ingoing tenant.

Lease Term Lease length negotiable.

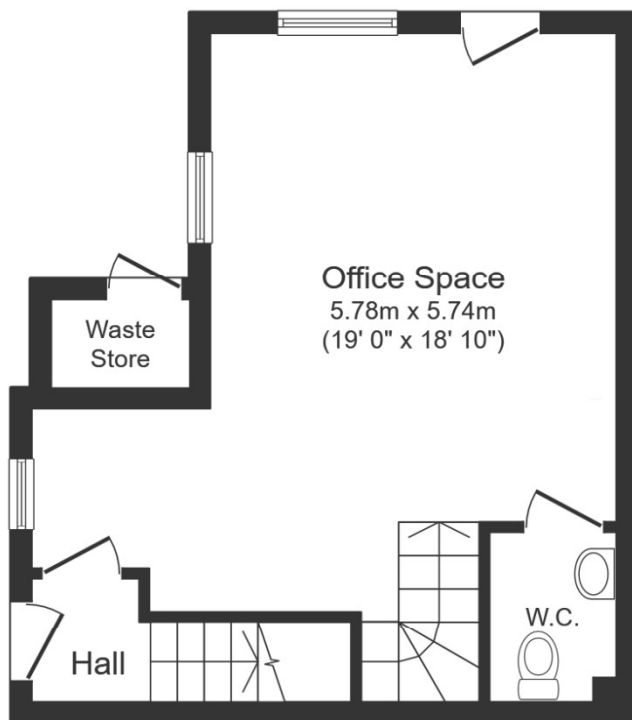
Legal Fees The ingoing tenant will be responsible for all legal costs associated with the lease.

Use The building shall be used for commercial office space only, and not for any other use within Class E (Commercial, Business and Service), including retail use, the sale of food and drink or use for sports, except in accordance with a planning permission granted by the Local Planning Authority.

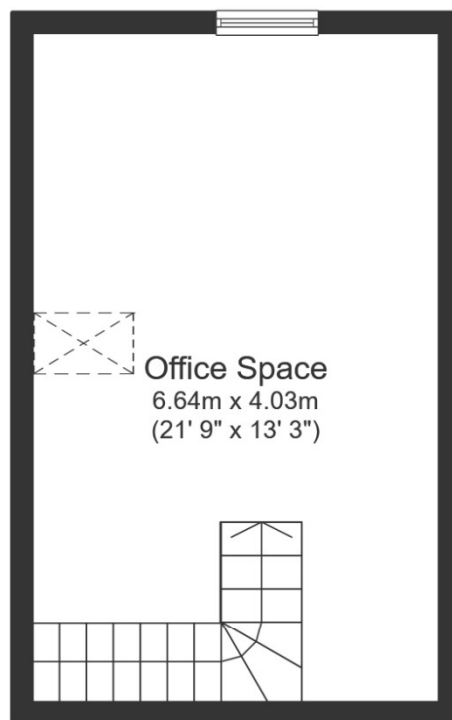
The planning permission states that the use shall not take place outside of the hours of 0900-1700 Monday – Saturday and shall not operate on Sundays or Public Holidays.



Assured Shorthold Tenancy • No pets • No smoking • No subletting • Photographed items may not be included • Viewings by appointment only • Deposits held with the Deposit Protection Service • No interest payable on bonds • Referencing requires: holding deposit; gross household income of 2.5x the rent; ID; Proof of Address, Employment & Income; Character & Landlord References • Landlord reserves right to refuse entering into any Lease Agreement • Application procedure in full at jrhoppper.com/tenants



Ground Floor
Floor area 33.6 sq.m. (362 sq.ft.)



First Floor
Floor area 26.8 sq.m. (288 sq.ft.)

Total floor area: 60.4 sq.m. (650 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io