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"For Sales In The Dales"



Swaledale Woollens, Muker

- Successful Freehold Business With Accommodation
- Detached Property In Prominent Position
- Picturesque Swaledale Village Location
- Good Size Shop, Office And Storerooms
- Spacious 1/2 Bedroom Apartment
- South Facing Flagged Shop Frontage/Parking
- Views Over The River
- Ideal Opportunity To Take On Existing Lifestyle Business
- Suitable For A Range Of Various Other Commercial Uses

Postcode: **DL11 6QG**

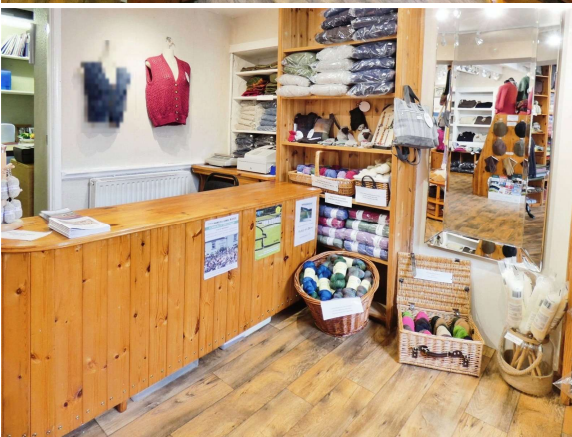
Tenure: **Freehold**

Council Tax Band: **TBC**

Energy Efficiency Band: **D**

Local & Planning Authority:
North Yorkshire Council

**Guide Price: £350,000 -
£375,000 (+ SAV)**



Dale's business with accommodation.

This detached property sits in a prominent position within the picturesque village of Muker. The village is one of the most sought-after villages in Swaledale, being full of character and history. It is located on the Coast-to-Coast route and the Pennine Way, with a good community spirit. It has a village shop & tearoom, and good traditional pub.

Swaledale Woollens is a well-known business that has been trading for 50 years this coming summer. The business is well supported online and in the shop with good, profitable accounts. The business has been running by the current seller along with a couple of part time members of staff and a great team of knitters. The shop tends to open 7 days a week from March through to December. January and February have been traditionally quieter months so the shops opening hours are reduced.

The shop has a good frontage and a spacious shop front inside. There are two storerooms, an office and staff WC to the rear.

The flat above 'Strawbeck' can be accessed independently or via the shop. The accommodation is over the first floor, there is a fitted kitchen, spacious sitting room, good double bedroom, and family bathroom. There is a home office / second bedroom to the rear. The flat has been let out on a long-term basis; a current rental valuation would be £525 pcm. This is ideal owners' accommodation and could also be used as an investment holiday let.

Externally, to the front is a South facing, flag stone patio area, ideal for parking. To the rear is access to the flat and space for the oil tank and boiler.

This property is a great opportunity to acquire a well-established Dales business with good living accommodation. The shop space lends itself to many uses, ready for a new owner to take on a new venture.

Accounts available upon request.

GROUND FLOOR SHOP

Shop Space Good size shop. Vinyl flooring. Beam and board ceiling. Built in storage units and display cabinets. 2 Radiators. 2 Sash windows and door to the front.

Rear Office Ideal office space. Vinyl flooring. Feature ceiling beam. Window and door to the side.

Storeroom One Rear storeroom. Fitted carpet. Beam and board ceiling. Window to the side.

WC Vinyl flooring. WC. Wash basin. Radiator. Window to the rear.

Storeroom Two Vinyl flooring. Beam and board ceiling. Radiator. Window to the rear.

FIRST FLOOR ACCOMMODATION Can be accessed via the shop or independently via the rear.

Entrance Vinyl flooring and fitted carpet. Radiator. Front door.

Landing Fitted carpet. Turned staircase. Cloaks cupboard. Radiator.

Kitchen Rear kitchen. Vinyl flooring. Range or wall and base units with integrated electric oven and hob. Stainless steel sink unit. Radiator. Window to the rear.

Bedroom Lovely, front double bedroom. Fitted carpet. Radiator, Window with a window seat overlooking the river.

Sitting Room Fitted carpet. Radiator. Shelved alcove. Feature fireplace. TV point. Window with a window seat overlooking the river.

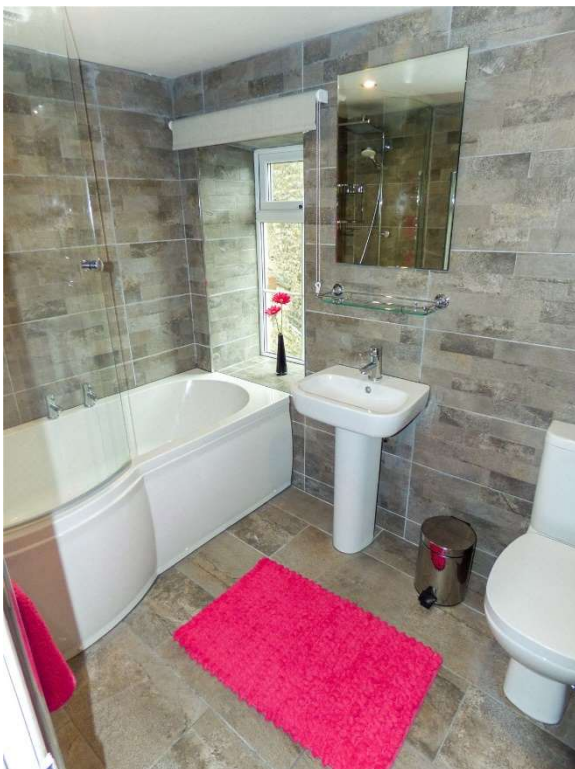
Bathroom Modern fitted bathroom. Tiled floor. Bath with shower over. WC. Wash basin. Heated towel rail. Extractor fan.

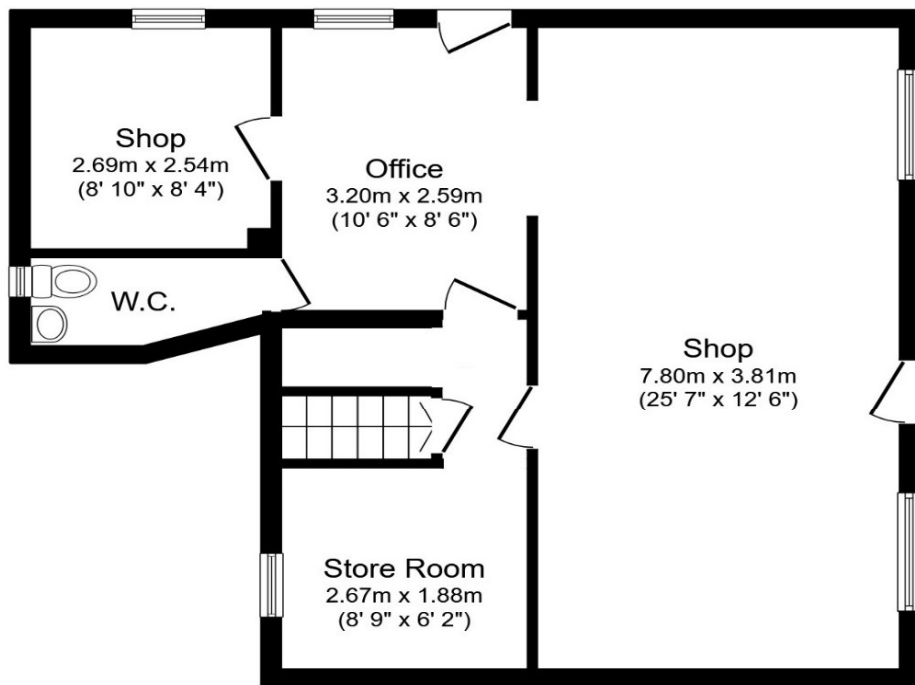
OUTSIDE

Front Stone flagged South facing outside area. Great for parking or benches.

Side Access to the rear and side door. Oil tank.

Rear Pathway leading to the back door. External oil-fired central heating boiler.

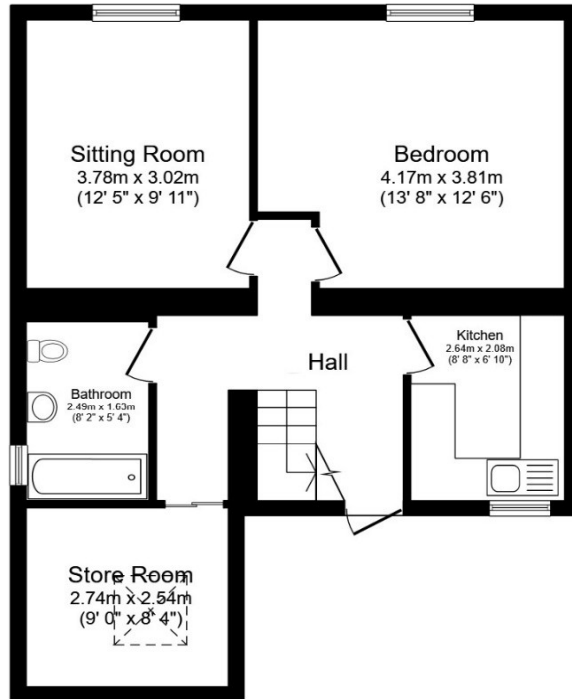




Floor Plan

Total floor area 60.6 m² (652 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Floor Plan

Total floor area 56.9 m² (613 sq.ft.) approx

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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.