J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5AW

Hewsons of Leyburn

Guide Price £100,000 | B

AT A GLANCE

- Fantastic Business Opportunity
- 10 Year Lease with Scope to Renew
- Fabulous Central Location
- Large Shop Floor
- Office/Storage
- Rear Hall with WC
- Heating & Air Conditioning
- Large Display Windows Offering Excellent Frontage and Promotional Potential
- Excellent Town Location
- Well-Established & Thriving Business

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HAWES 01969 667744
SETTLE 01729 825311
KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Fantastic Business Opportunity

Hewson's of Leyburn – Prime High Street Retail Opportunity

A fantastic opportunity to acquire a well-established retail premises in the heart of the thriving market town of Leyburn.

Positioned prominently on the bustling high street, this property benefits from excellent visibility, strong footfall, and direct access onto the marketplace, making it an ideal location for a wide range of retail businesses.

Spacious and bright ground floor retail unit with large display windows offering excellent frontage and promotional potential. Open-plan shop floor with multiple display areas and a customer service counter in place. Heating and air conditioning system installed for year-round comfort. Under-stairs storage space in the rear hall way, with sink and utility access to the first floor accommodation. There is also a versatile office and/or storage space suitable for administration, stock management, or additional operational use.

Situated on Leyburn's busy high street, the property enjoys a strong trading position within a vibrant market town known for regular footfall, local events, and a loyal customer base.

This is an excellent chance to take on a ready-to-trade retail unit with significant potential for a variety of business uses. The property is well-suited to both new ventures and expanding businesses looking to establish a presence in a sought-after location.

Option to purchase existing stock by separate negotiation, and the established trading presence available for continuation (subject to agreement).

> *"10 Year Lease with Scope to Renew*

J.R. Hopper & Co. is a trading name for J.R. Hopper & Co. (Property Services) Limited Registered: England No. 3438347.
Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out













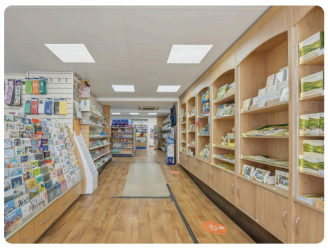


















Produced 21 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY





REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Hewsons of Leyburn properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.

DOCUMENTS & LINKS

EPC - 20th May 2026

PDF · 0.05 MB

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Shop Floor

A large shop floor with various display stands and shop counter. Heating/AC unit. Understairs storage cupboard. Large display windows to the front. Front door to market place. Side door to rear of shop.

Rear Hall

Handy area with sink. Tiled flooring. Fire exit door to rear. Stairs to first floor.

02 FIRST FLOOR

Office/Storage Room

Fitted carpet. Shelving. Desk space. Window to rear.

WC

Vinyl flooring. Washbasin. WC.

03 AGENTS NOTES

Lease Information

The premises are available on a leasehold basis, with an annual rent of £17,000. The current tenant holds a 20 year lease, which commenced on 10th February 2017. The prospective tenant will have the opportunity to renew the lease, with the Freeholder, in Feb 2037. The tenant will be responsible for usual occupier costs, including business rates, utility charges, and internal maintenance/service costs. Prospective purchasers should be aware that all legal costs associated with the lease assignment and/or purchase will be the responsibility of the incoming tenant, along with the landlord's reasonable legal fees where applicable, up to £1000 inclusive of vat. Interested parties are advised to make their own enquiries regarding business rates liability, lease terms, and any service or insurance contributions payable under the lease.

Material Information

Mains electric, gas, water and sewage. Conservation Area Broadband: Superfast:80 Mbps. Ultrafast: 1000 Mbps. Flood Risk: Notes as very low risk, with no history of flooding.

Additional Notes

Stock at value. Accounts available on request to interested parties after viewing.

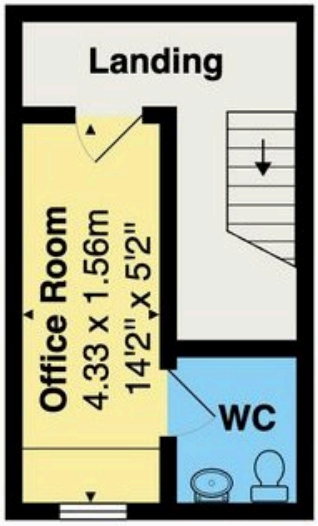
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Fabulous Central Location

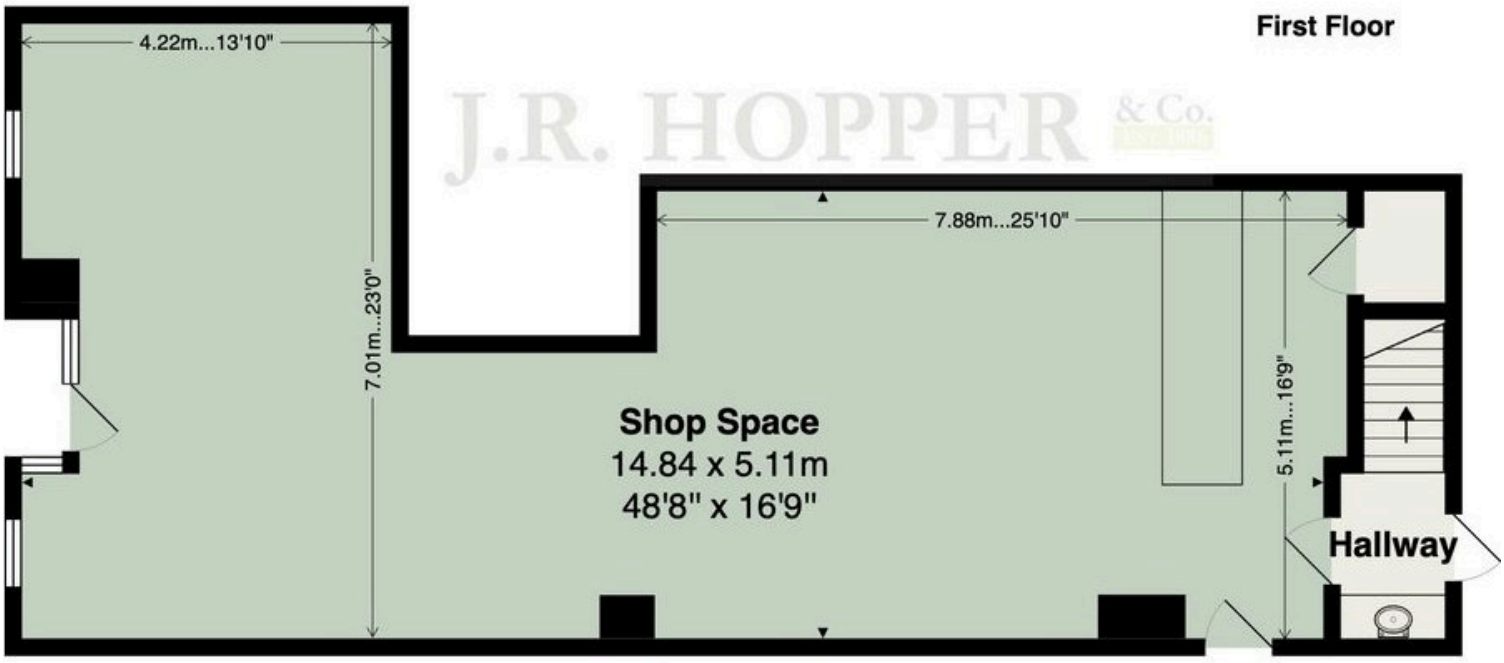
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Hewsons of Leyburn, Market Place, Leyburn DL8 5AP

Total Area: 101.3 m² ... 1091 ft²



First Floor



Ground Floor

J.R. HOPPER & Co.

Floor plan produced for J.R. Hopper & Co by Abide Studios.
All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.
The plan is not to scale and has been prepared solely for marketing purposes.
Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

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