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HERE TO GET *you* THERE

Victoria Buildings, Hellifield. Retail shop and Penthouse

Price £275,000

Property Images



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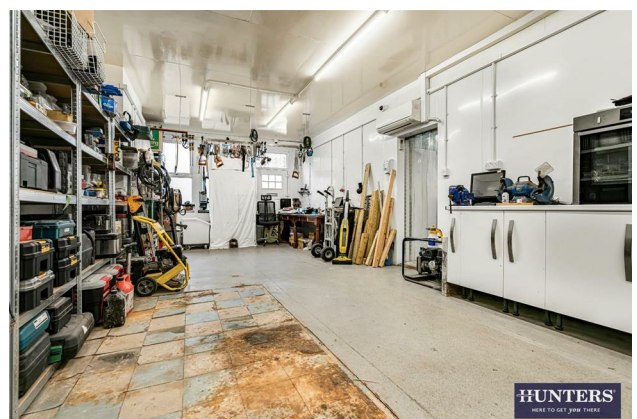
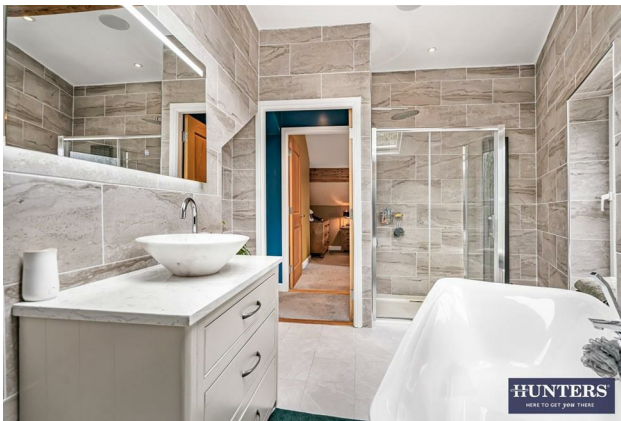
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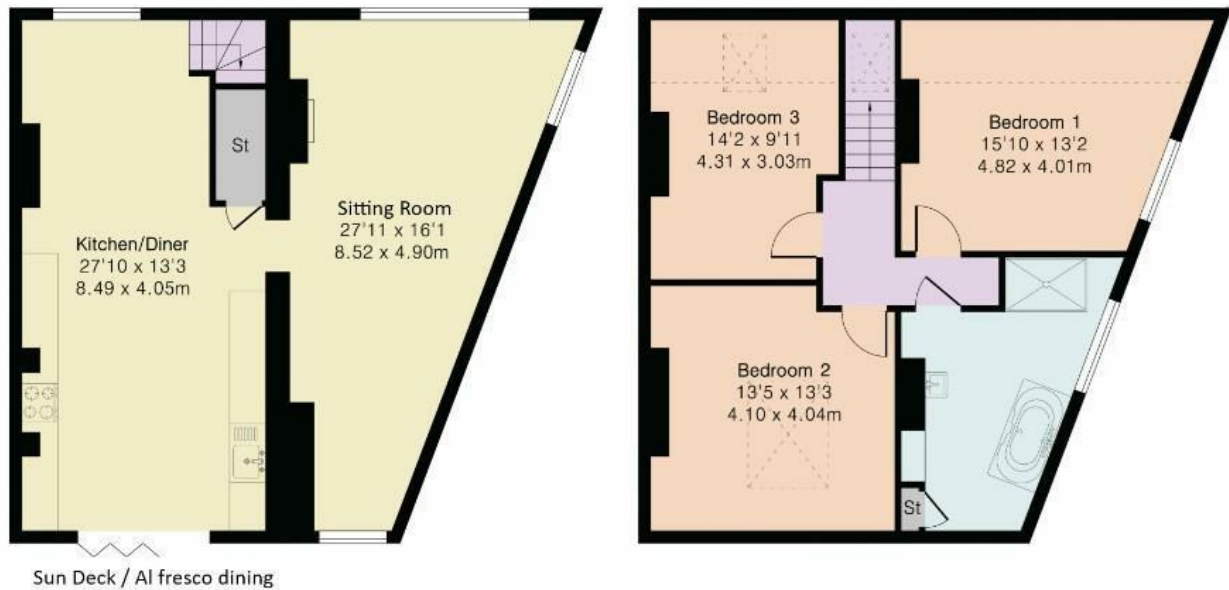
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Live Where You Work. Build the Lifestyle You've Always Wanted.

Imagine walking downstairs each morning to your own thriving café, restaurant, boutique or business, before returning upstairs at the end of the day to an exceptional three-bedroom luxury home. Victoria Buildings offers a rare opportunity to combine entrepreneurial ambition with an enviable lifestyle in one remarkable freehold property.

Positioned prominently on Hellifield's High Street, with a large public car park directly opposite and the Yorkshire Dales National Park on the doorstep, this unique mixed-use property is perfectly suited to owner-occupiers looking to create something special.

The ground floor commercial premises benefit from Class E planning, allowing an extensive range of business uses including café, restaurant, artisan bakery, delicatessen, retail, office, wellness, beauty or professional services. Previously fitted for food production, the premises include a spacious retail area, preparation room, large storeroom, air conditioning, food-grade hygienic wall lining and three-phase electricity supply, providing an excellent foundation for a new or expanding business.

Whether you're dreaming of opening a destination coffee shop, creating an award-winning restaurant, launching an independent retail store or developing a lifestyle business, the flexibility here allows your vision to become reality.

Above, completely separate from the commercial space, is a stunning maisonette extending over two upper floors, offering all the comfort and quality of a luxury penthouse apartment.

Accessed via a generous first-floor sun terrace, perfect for morning coffee or al fresco dining, the accommodation has been beautifully refurbished throughout. The bespoke Michael James Furniture kitchen is the centrepiece of the home, complete with Karndean flooring, premium cabinetry and high-quality integrated NEFF appliances, flowing effortlessly into a spacious dining area ideal for entertaining family and friends.

The elegant sitting room overlooks the High Street through a large feature window, while the second floor provides three generous double bedrooms and a beautifully appointed Mediterranean-inspired bathroom with both bath and separate shower.

Practicality matches the lifestyle, with all mains services connected, a recently serviced modern combi boiler and excellent transport links. Hellifield railway station is just a short walk away, while regular bus services connect the village with Skipton and Settle.

Few properties offer the opportunity to genuinely live, work and prosper from one address. Whether you're relocating for a better quality of life, escaping the daily commute, reducing business overheads or creating a destination business in one of North Yorkshire's most attractive gateway villages, Victoria Buildings offers endless possibilities.

A business below. A beautiful home above. One exceptional lifestyle opportunity.

On-Line-Bullet-Points

- Large modern and fully refurbished 2 storey apartment
- With spacious retail / food / cafe restaurant to ground floor CLASS E
- All presented in excellent condition and design
- 3 'proper' double bedrooms
- Super-sized living-dining-kitchen
- Charming and spacious living room
- Sun deck and al fresco dining at first floor level off the kitchen
- Lower Yarden area
- Village location
- Train station and bus route