J.R. HOPPER & Co. Est. 1886



HAWES • DL8 3NH

Riverside House

Guide Price £100,000 - £120,000 | 1 | B

AT A GLANCE

- 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

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HAWES 01969 667744
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THE PROPERTY

Freehold Commercial Premises In Prime Tourist Location

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.

> *Spacious Ground Floor Shop*

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GALLERY

Every room, inside and out

























Produced 24 October 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.

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

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.

02 LOWER GROUND FLOOR

Overview

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

03 AGENTS NOTES

Material Information

The property's freehold extends to the access lane at the side. The presumption is that neighbours have rights of access. The current owner has no record of any issues or maintenance requirements during their ownership. 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

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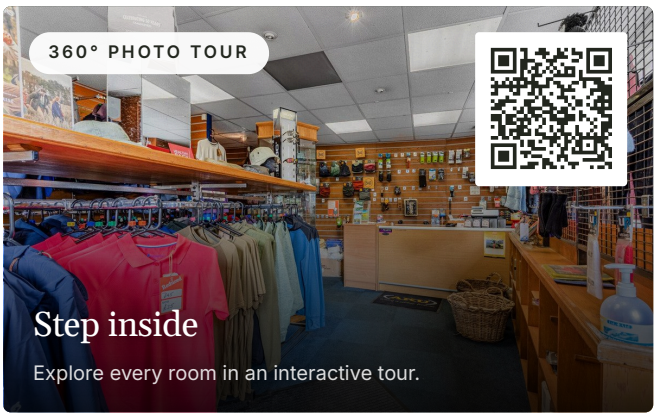
Large Display Windows

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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 - 24th July 2025

PDF · 0.05 MB

REQUEST THE VIDEO VIEWING

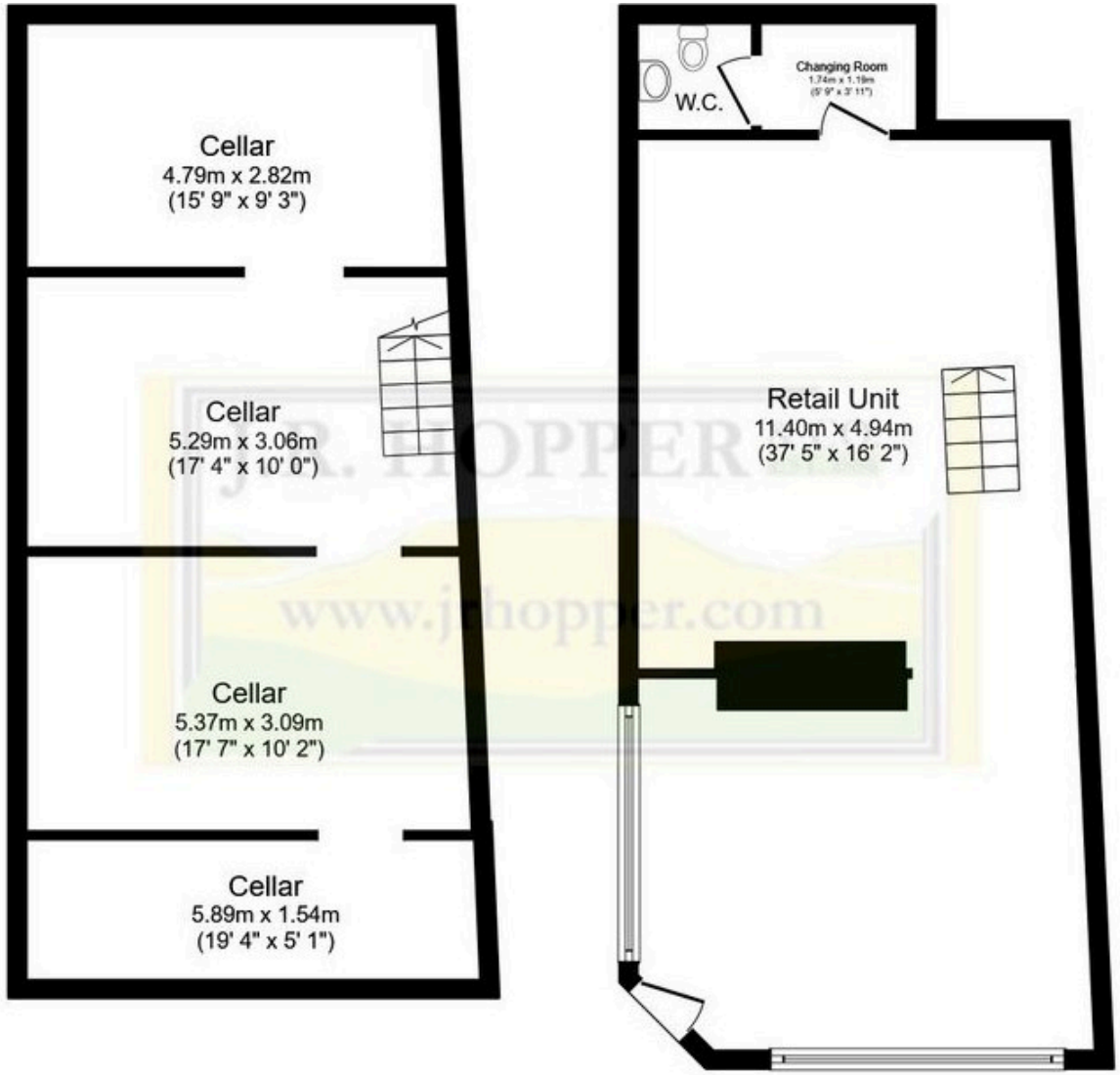
Interest piqued? Here's what's next.

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 Riverside House 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

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

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