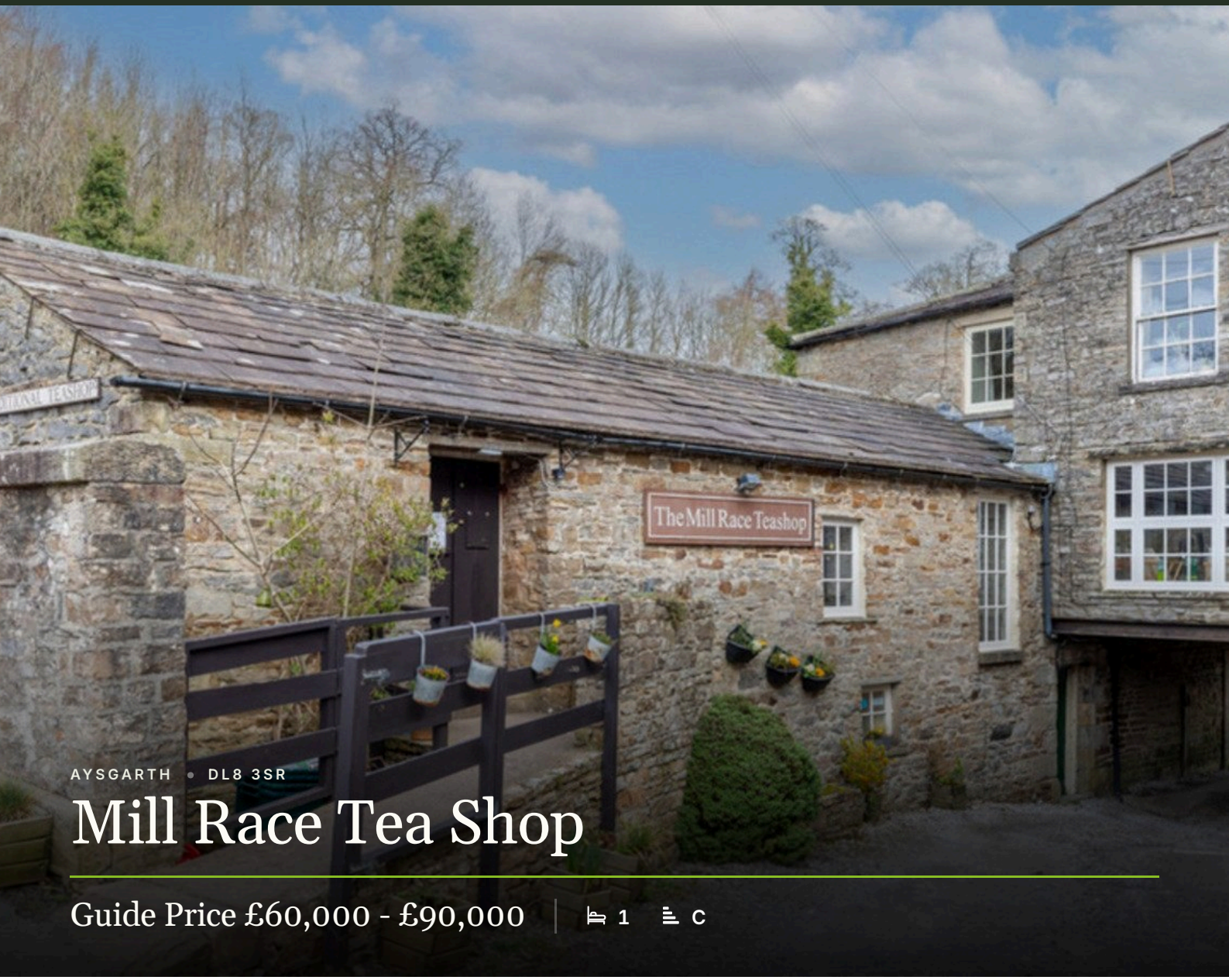
J.R. HOPPER & Co. Est. 1886



AYSGARTH • DL8 3SR

Mill Race Tea Shop

Guide Price £60,000 - £90,000 | 1 | C

AT A GLANCE

- Established & Highly Successful Tea Room
- Prime Position in a Thriving Tourist Hotspot
- Charming & Characterful Period Building
- Strong Trading Accounts with Proven Performance
- 579 sq ft Tea Room & Retail Space
- Fully Equipped Commercial Kitchen
- Generous Store Room with Excellent Practicality
- Customer WCs
- Excellent Potential to Extend Hours & Increase Revenue
- Wonderful Lifestyle Business Opportunity

LEYBURN 01969 622936
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

Established & Highly Successful Tea Room

The Mill Race Tea Shop occupies a superb trading position within the historic Yore Mill, ideally located close to the renowned Aysgarth Falls in the heart of Wensleydale.

Aysgarth Falls has drawn visitors for over 200 years, celebrated for its natural beauty and famously admired by figures such as William Wordsworth, J.M.W. Turner and John Ruskin. More recently, it featured in the film Robin Hood: Prince of Thieves, further cementing its status as a well-known tourist destination. Positioned just off the A684 between Leyburn and Hawes, the area benefits from strong passing trade throughout the year.

This is a charming and long-established traditional tea room, trading from this location since the 1980s and operated by the current owners since 2016.

The business is currently run on limited opening hours to suit the owners' lifestyle, presenting clear scope for a new owner to extend trading hours and further increase turnover and profitability. Although currently operated on limited hours, the business generates a strong turnover of £214,537 for the year ended 26th April 2024, with a net profit of £14,568.

The business is profitable as it stands, and could earn more if a hands-on owner extended the opening hours.

The tea shop itself enjoys an enviable position overlooking the upper falls, offering a truly unique setting that naturally attracts visitors. The premises form part of Yore Mill, a characterful building dating back to 1784, formerly used as a cotton, woollen and corn mill.

Internally, the property is full of charm, featuring exposed beams and a striking stone archway. The ground floor provides a welcoming tea room with seating for 18+ covers, along with a retail area and a well-equipped catering kitchen. To the lower ground floor is a large storeroom together with ladies' and gents' WC facilities.

Overall, this is an excellent opportunity to acquire an established business in a highly sought-after and picturesque location within the Yorkshire Dales National Park.

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Prime Position in a Thriving Tourist Hotspot

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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out



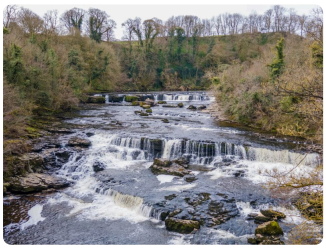











Produced 31 July 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY





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Charming & Characterful Period Building

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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

Porch

Entrance porch leading through into the main tea room.

Retail Area

Fitted carpet. Beamed ceiling. A welcoming serving area with a glazed display counter to one side. Fitted cabinetry with a service point leading through to the main tea room. Ample space for fridges. Shelved alcove. Windows to side rear.

Tea Room

A spacious and characterful tea room with seating for 18+ covers, featuring exposed beams, vaulted ceiling and archway. Radiator. Windows to the side elevation with a mix of freestanding tables and chairs creating a warm and welcoming dining space. Staircase leading to lower ground and access to kitchen.

Kitchen

A well-equipped catering kitchen fitted with stainless steel work surfaces, providing ample preparation space. Storage units and shelving, suitable for day-to-day service requirements. Window to rear. Fire exit to side.

02 LOWER GROUND FLOOR

Hallway

Turned staircase. Fitted carpet. Built in cupboard. Window to rear.

WC

Separate ladies' and gents' WC facilities.

Store Room

Tiled flooring. Strip lighting. Providing ample space for storage, including shelving, refrigeration units and additional catering equipment. Small window to the rear. Offering excellent potential to be converted into an additional food preparation area, with the benefit of three-phase electric already in place.

03 OUTSIDE

Overview

Externally, the property has a charming stone frontage with a raised entrance accessed via stone steps and a timber gate, complemented by planted pots and wall-mounted planters. There is no on-site parking; however, parking is available at the National Park car park (DL8 3TH), with a short footpath leading to the tea shop. For those with mobility needs, drop-off is possible directly outside.

04 AGENTS NOTES

Leasehold Agreement

The property is held on a leasehold basis, with the current lease running from 21st September 2023 to 14th June 2032, with approximately 6 years remaining. A tenant break clause is in place on 15th June 2026, providing additional flexibility for the incoming occupier, subject to the lease terms.

Accounts Information

Although currently operated on limited hours, the business generates a strong turnover of £214,537 for the year ended 26th April 2024, with a net profit of £14,568. The business is profitable as it stands, and could earn more if a hands-on owner extended the opening hours. Full accounts are available upon request.

Services

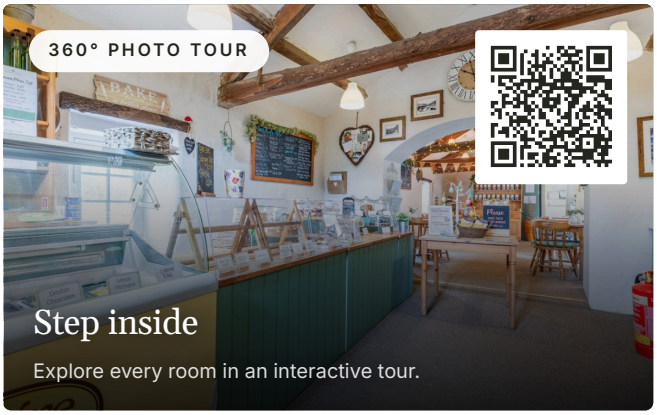
Stock available by separate negotiation (approximately £2,000). Broadband: 20 Mbps. Flood Risk: Low – no known history of flooding.

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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 March 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 Mill Race Tea Shop properly, inside and out, room by room, pointing out every feature and every issue as they go.

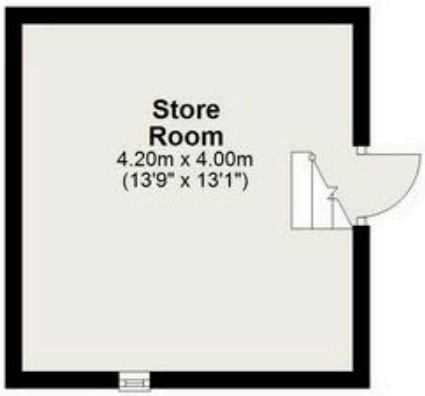
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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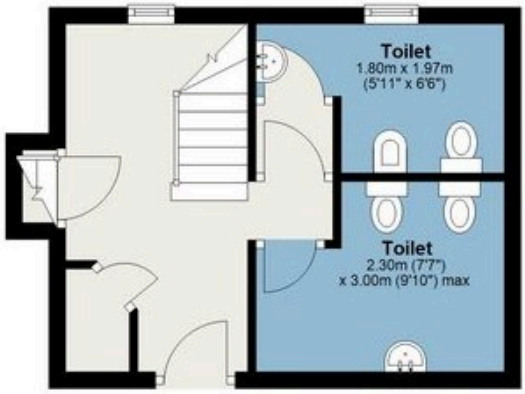
Sub Basement

Approx. 16.8 sq. metres (180.8 sq. feet)



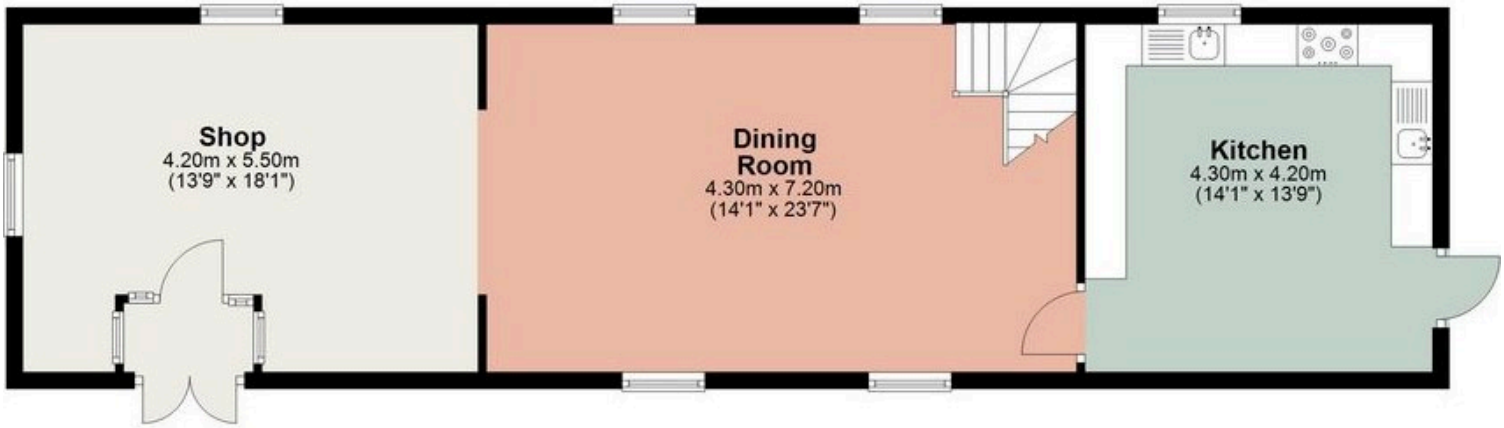
Basement

Approx. 22.7 sq. metres (244.5 sq. feet)



Ground Floor

Approx. 73.2 sq. metres (788.4 sq. feet)



Total area: approx. 112.8 sq. metres (1213.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

Mill Race Tea Shop, Aysgarth

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.