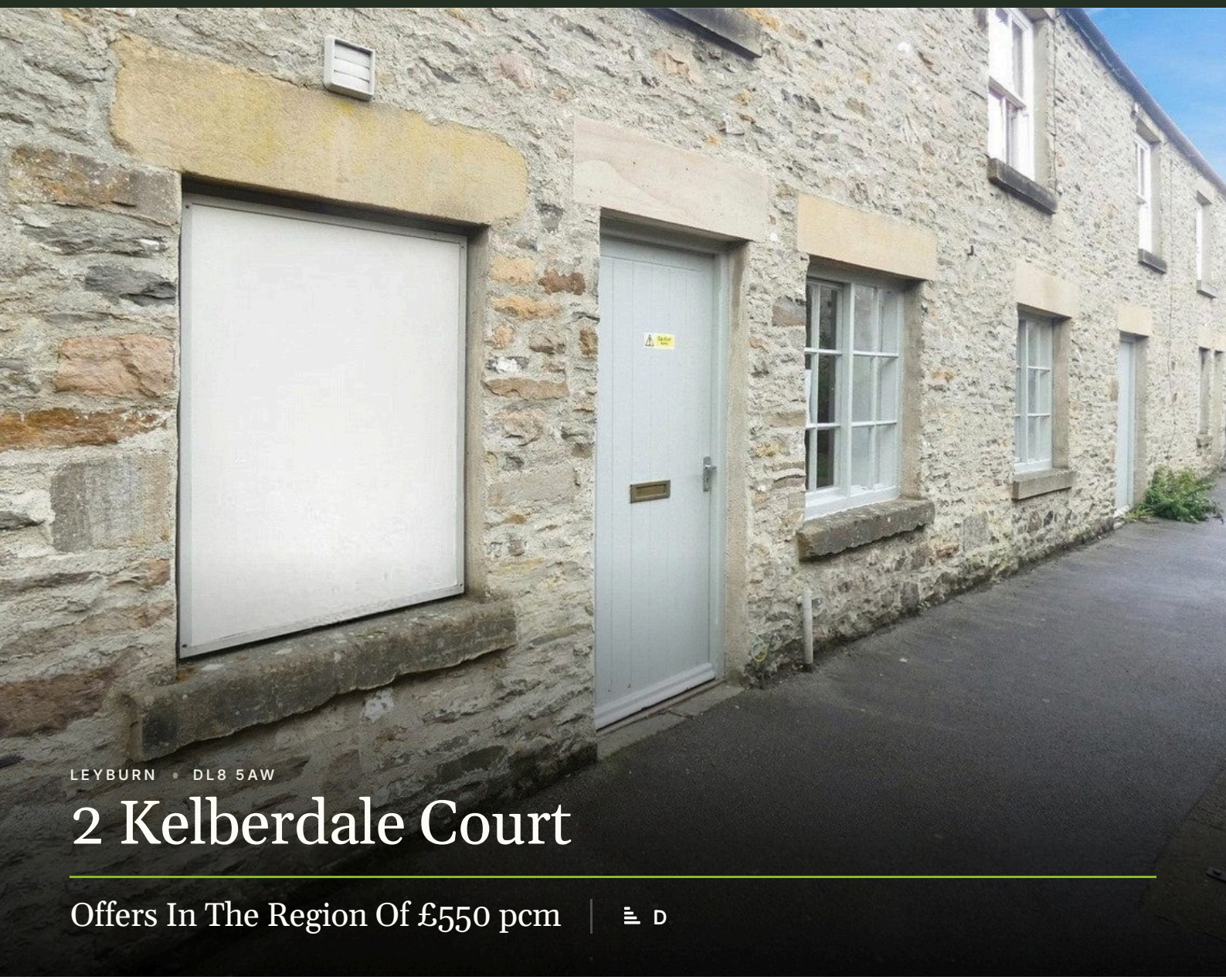
J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5AW

2 Kelberdale Court

Offers In The Region Of £550 pcm | D

AT A GLANCE

- Versatile Retail Premises in Prime Location.
- Close To Town Centre.
- Large Ground Floor Space with Separate Office.
- Kitchen Area.
- WC.
- Suitable for a Variety of Businesses.
- Good Footfall Area.
- Flexible Layout Options.
- Well-Maintained Interior.
- Good Natural Light.

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

Versatile Retail Premises in Prime Location.

Prime Retail Opportunity in the Heart of Leyburn – 2 Kelberdale Court An excellent opportunity to lease a well-proportioned retail premises ideally situated just a short distance from the vibrant centre of Leyburn, a popular and bustling market town in the heart of Wensleydale.

Leyburn offers a thriving local community and an array of amenities including a variety of independent shops, cafés, pubs, and restaurants. The town also features reputable schools, churches, a medical practice, and leisure facilities such as sports grounds and children's play areas. A traditional outdoor market takes place every Friday, and the well-known Tennants Auctioneers is located nearby. The property enjoys excellent transport links, providing easy access to Richmond, Bedale, Northallerton, and the A1.The premises comprises a large, light-filled main room, ideal for retail or a variety of alternative commercial uses. In addition, there is a separate smaller room suitable for use as an office or treatment space, along with a kitchen area and WC facilities.2 Kelberdale Court offers versatile accommodation and would suit a wide range of business ventures. Early viewing is highly recommended to appreciate the potential this property offers.

"

Close To Town Centre.

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















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 2 Kelberdale Court 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

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.

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 RETAIL PREMISES

Main Space

Large open space, ideal retail or office space. Laminate wooden flooring. 2 Windows to front. Entrance door to front. Double doors to front.

Office

Private office. Laminate wooden flooring. Window to front.

Kitchen

Laminate wooden flooring. Base units. Worktop with stainless steel sink and drainer.

WC

Laminate wooden flooring. WC. Washbasin. Window to front.

02 AGENTS NOTES

Services

Broadband: Basic17 Mbps, Superfast97 Mbps Flood Risk: Noted as very low. No history of flooding.

Material Information

Lease terms are negotiable. The tenant should contribute to the legal costs associated with drawing up the lease, upto £1,000.00

Additional Notes

The ingoing tenant will be required to undergo the necessary credit checks, at a cost of £60.00

ONLINE ONLY

There's more on the website

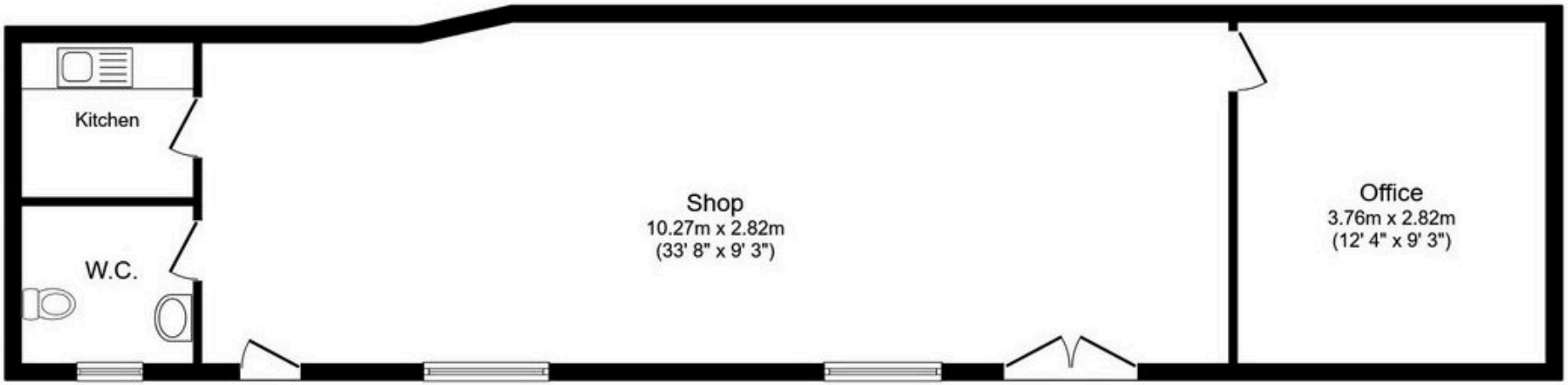
Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.

DOCUMENTS & LINKS

EPC - 20th July 2025

PDF · 0.05 MB

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Floor Plan

Floor area 85.9 sq.m. (925 sq.ft.)

Total floor area: 85.9 sq.m. (925 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.