J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5AQ

Norfolk House

Guide Price £365,000 | 3 | G

AT A GLANCE

- Freehold Commercial Property
- Option To Rent, Lease Negotiable
- Newly Refurbished - Top Floor Accommodation
- Prime Trading Position
- 5963sqft Over 3 Floors
- Retail/Cafe/Residential Options
- Options To Create Residential Dwelling
- Electric Air Conditioning Heating
- Mains Gas Available (Currently Capped Off)

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

Freehold Commercial Property

Leyburn is the eastern gateway to the Yorkshire Dales and a destination town with a range of pubs, shops, and the Wensleydale Railway.

Norfolk House has previously been a department store, gift shop with first floor cafe, and is currently a bed showroom.

The building is large, with scope to subdivide and create some separate residential flats/cottage to the rear, while still retaining an excellent shop and cafe.

The current owners are renovating the second floor which could be owners' accommodation. There is further space in the attic which could also be developed.

Previous tenants were paying a rent of £36,000 pa. The owner's preference is to sell the freehold but may consider a rental or rent to buy option.

The property traded for many years as Serendipity with a turnover around £750,000, included in this was a cafe turnover of around £3500/week.

A change of direction by current owners has meant that the premises are not being utilised to their full potential, hence offered for sale.

Anti-money laundering (AML) checks

Should a purchaser(s) have an offer accepted on a property marketed by J.R. Hopper & Co., they will need to undertake an AML check. We require this to meet our obligation under AML regulations and it is a legal requirement. We use a specialist third party service, provided by Lifetime Legal, to verify your identity. The cost of these checks is £60 (including VAT) per purchase, payable in advance directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.'

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Option To Rent, Lease Negotiable

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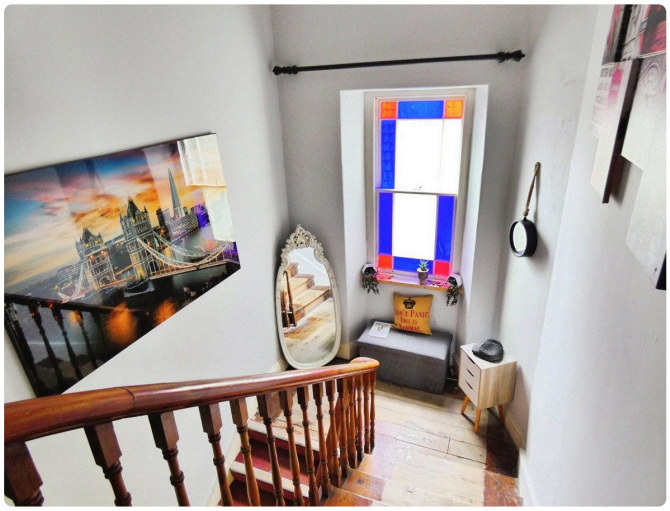
GALLERY

Every room, inside and out

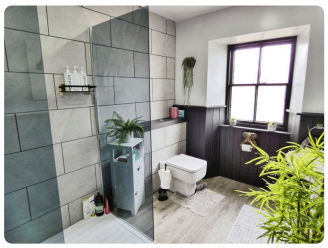













Produced 15 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy 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

Overview

Large front shop with display windows to the front and side.

Front Retail

Large front shop with display windows to the front and side.

Middle Retail

Central sales area. Window to the side. Staircase to the upper floors.

Rear Retail

Rear sales area. 2 Side windows. Rear door out to Crown Court. This area, together with the floor above could create a 2-storey residential area, subject to planning.

Staff/Kitchen Area

Shelving. Sink. Window to the side.

02 FIRST FLOOR

Cafe

Former cafe area. 4 Front windows overlooking the market place. Small catering kitchen area. This was taking over £3500 per week under previous management.

Middle/Rear Retail

Large middle & rear retail space. Potential for rear to be developed for residential. Toilets. Storage room.

03 SECOND FLOOR

Overview

Currently under refurbishment to create a 3-bedroom residential flat.

Living/Kitchen

Open plan living kitchen. Modern fitted kitchen. Wooden flooring. Light, bright living area. Window to side. 3 Windows to the front overlooking the marketplace. Great views.

Bedroom 1

Large rear double bedroom. Wooden flooring.

Bedroom 2

Rear double bedroom.

Bedroom 3

Good single bedroom.

Bathroom

New large shower, wash basin and WC. Tiled floor and walls. Window to side

Loft

Spacious attic rooms. Largely boarded. Skylights and gable window. Undeveloped.

04 AGENTS NOTES

Material Information

EPC was Band G, but this will be improved by recent lighting and insulation improvements.

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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 - 13th January 2021

PDF · 0.06 MB

> *Newly Refurbished - Top Floor Accommodation*

REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

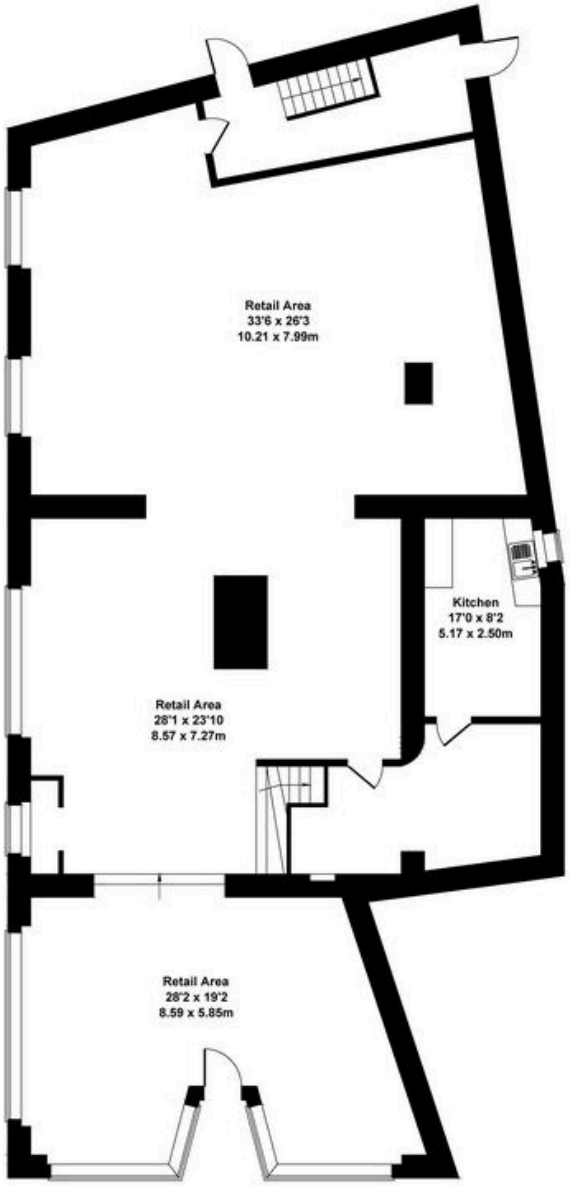
Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Norfolk House properly, inside and out, room by room, pointing out every feature and every issue as they go.

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.

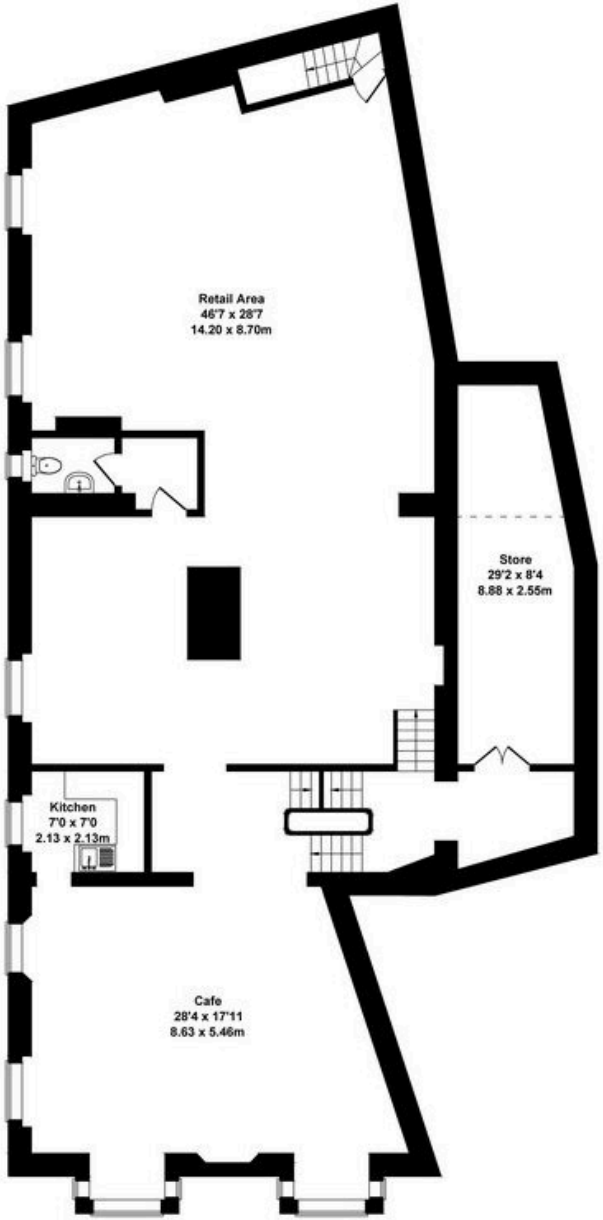
ASK FOR THE VIDEO VIEWING

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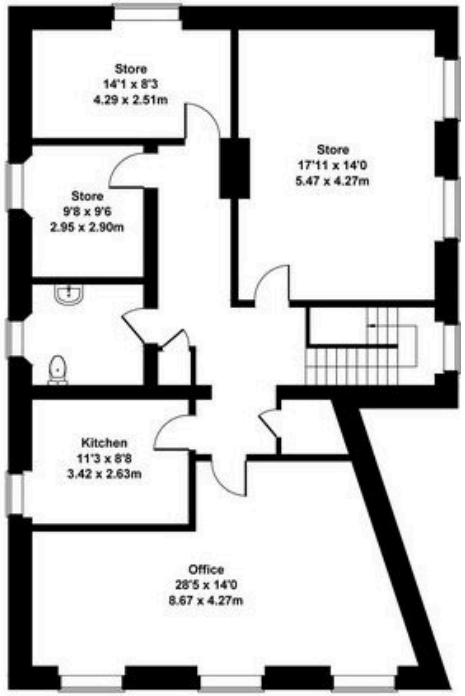
Norfolk House, High Street, Leyburn



GROUND FLOOR



FIRST FLOOR



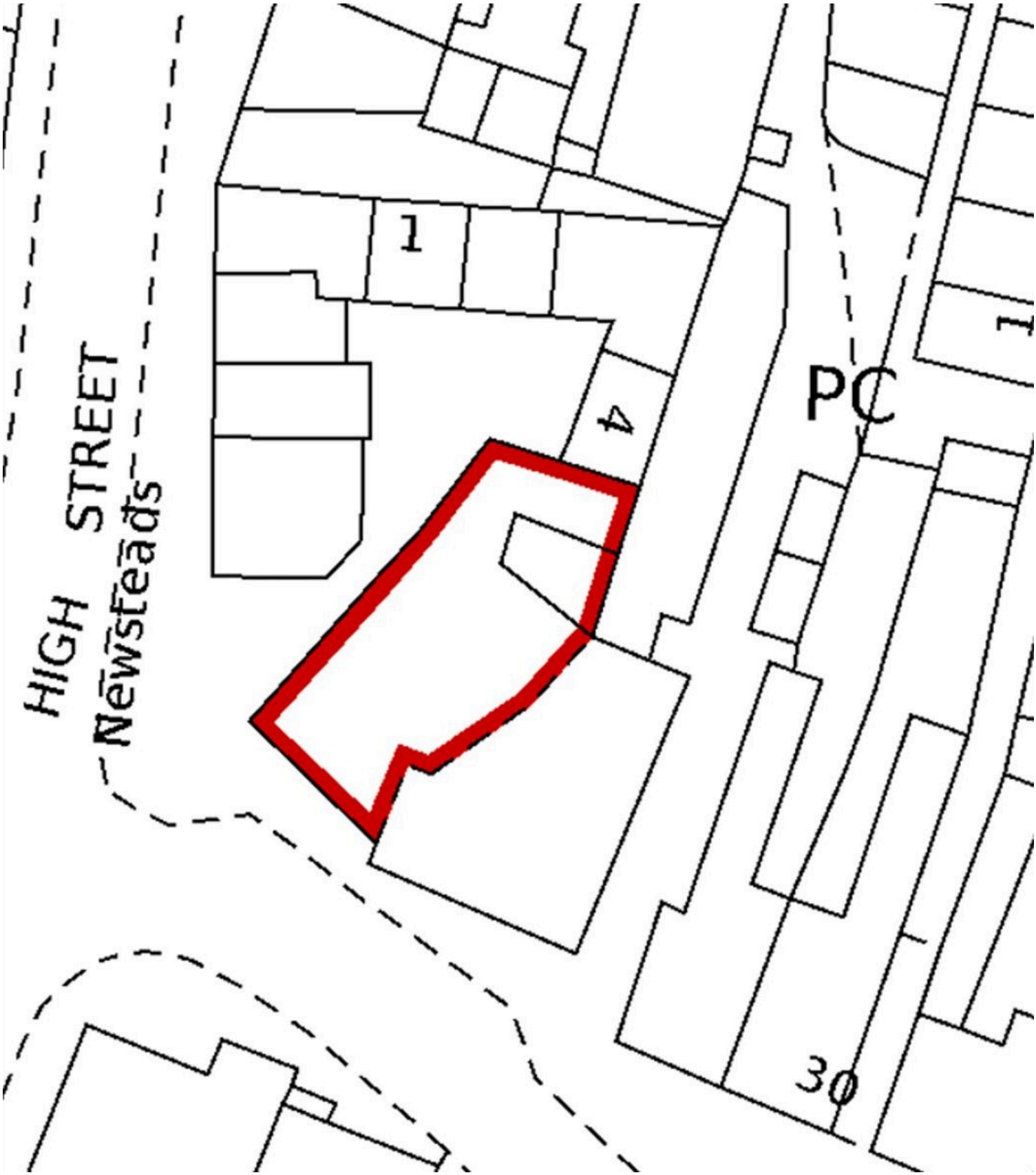
SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

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.



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