



T'owd Garage Market Place, Hawes, DL8 3RD
Offers over £140,000



T'owd Garage Market Place, Hawes, DL8 3RD

Great OPPORTUNITY for Established or Start-up Business, Investor or as a SIPP purchase (Self-Invested Personal Pension). READY to GO & BRAND NEW: 2-Storey COMMERCIAL OFFICE – Very Central Marketplace Location. 2 Large OFFICE AREAS, KITCHEN, WASHROOM/WC & STORAGE.

Flexible Layout with High-speed Broadband availability. Contemporary Electric Heating, UPVC Double-glazing, New Carpets/flooring & Down-lighting. Use Class E But to be used as commercial office space only.

Hawes is a 'magical market town' (the tourist hotspot of the Yorkshire Dales National Park) with Cumbria & the Lake District to the west. Hawes is set amidst some of the finest scenery to be had, & is home to the world-famous 'Wallace & Gromit' Wensleydale Cheese. Excellent variety of shops, cafés, pubs, restaurants, a primary school, a church, & a medical centre. Leyburn 16 miles, Sedbergh 15 miles & the M6 about 20 miles. The 'Little White Bus' provides transport around the Dale.

BUSINESS OPPORTUNITY

Hawes is a thriving community & a year-round tourist destination & high-footfall location. The property is classified as Use Class E, but must be used as commercial office space only.

GROUND FLOOR

MAIN OFFICE (1) & RECEPTION 6.71m x 3.15m overall (22'0" x 10'4" overall)

WASHROOM/WC (1.76m x 1.20m/) Washbasin & WC. Useful understairs STORE. UPVC double-glazed front door, & UPVC double-glazed windows to front & side. Door to:

KITCHEN 2.91m x 1.68m (9'6" x 5'6")

Fitted wall & floor units with worktop & stainless steel sink, integrated ceramic hob & fridge/freezer space. Down-lighting. Staircase to first floor, UPVC double-glazed window to side & UPVC double-glazed door to outside.

FIRST FLOOR

OFFICE (2) 6.71m x 3.15m overall (22'0" x 10'4" overall)

Including STOREROOM (1.53m x 1.22m/5'0" x 4'0") with services in place. UPVC double-glazed window to front & double-glazed Velux window.

OUTSIDE

Bin store area.

PARKING

Ample street parking readily available.

USE CLASS E

The Premises can be used for COMMERCIAL OFFICE SPACE only, & not for any other use within Class E (Commercial, Business & Service):

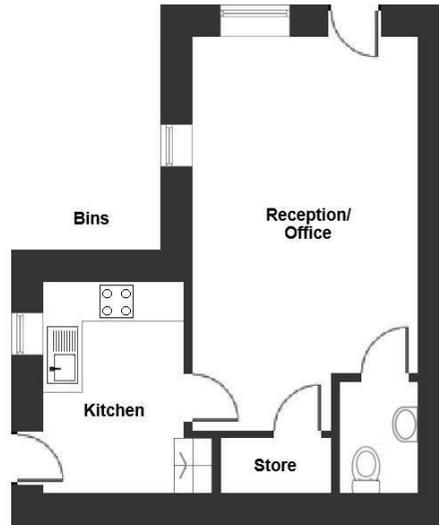
Notwithstanding the provisions of the Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020 or any Regulations revoking, re-enacting or modifying those Regulations, the building hereby permitted shall be used for commercial office space only, and not for any other use within Class E (Commercial, Business and Service), including retail use, the sale of food and drink or use for sports, except in accordance with a planning permission granted by the Local Planning Authority. Reason: In the interests of residential amenity in accordance with Policy SP4 of the adopted Yorkshire Dales Local Plan (2015-2030).

NOTES

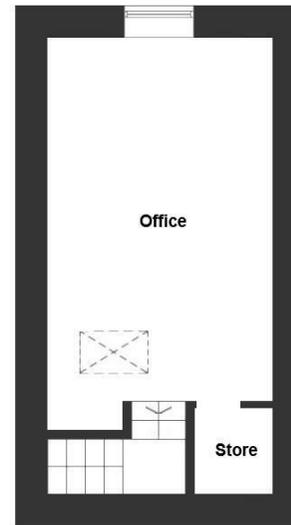
- (1) Freehold
- (2) Mains Water, Electricity & Drainage



OFFERS OVER £140,000



GROUND FLOOR



FIRST FLOOR

NOT TO SCALE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

