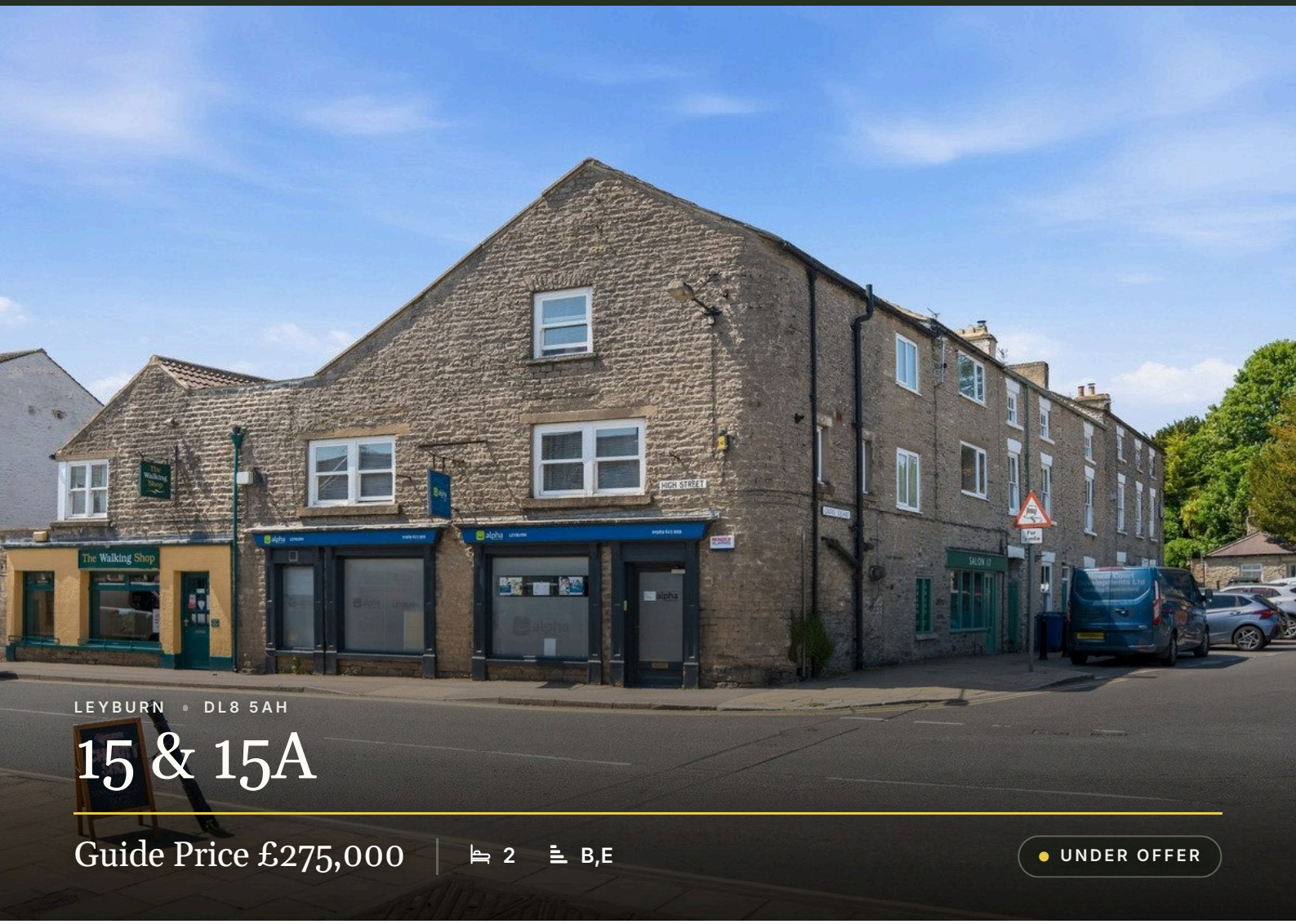
J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5AH

15 & 15A

Guide Price £275,000 | 2 | B,E

UNDER OFFER

AT A GLANCE

- Excellent Freehold Investment Premises
- Ground Floor Commercial Premises & 2 Bedroom First & Second Floor Flat
- Prime High Street Position in a Bustling Market Town
- Currently a Combined Annual Rental Income: £18,940, with Scope to Increase
- Secure Commercial Lease with Established Tenants
- Long-Standing Residential Tenants in Occupation for Approximately 13 Years
- Rare Opportunity to Acquire a Freehold Investment in a Sought-After Location
- Fully Let Property Providing Immediate Rental Return
- Mixed-Use Investment Offering Dual Income Streams
- Located in the Heart of the Yorkshire Dales

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

Excellent Freehold Investment Premises

15 & 15A High Street is situated in the heart of the thriving market town of Leyburn, which presents an excellent opportunity to acquire a mixed-use investment property producing an attractive income from both commercial and residential tenants.

Occupying a prominent High Street position, the property comprises a well-established ground floor retail premises together with a spacious two-bedroom flat above. The commercial unit is currently let on a secure lease which started 31st Jan 2024 and generates an annual rental income of £13,000, paid in four instalments throughout the year. The current tenants are committed to a ten-year lease, with the option to extend for a further five years if required, providing investors with long-term security. The rent on the shop is fixed and cannot be increased for the next five years, offering certainty and stability of income.

The first-floor flat is occupied by reliable long-term tenants who have been in residence for approximately thirteen years and are currently paying £495 per calendar month. Whilst the residential rent could potentially be increased anually or to reflect current market levels, the present owners have valued the consistency and dependability of the existing tenants.

Combined, the property currently produces an annual income of £18,940, representing an attractive return for investors seeking a straightforward and well-located asset. The blend of commercial and residential accommodation provides diversification of income, while the established tenancies offer immediate cash flow from completion.

Leyburn remains one of North Yorkshire's most desirable market towns, attracting both visitors and local trade throughout the year. Renowned for its vibrant market square, independent shops, cafés and excellent amenities, the town continues to experience strong demand from both businesses and residents alike. Its location on the edge of the Yorkshire Dales National Park further enhances its appeal and underpins long-term investment prospects.

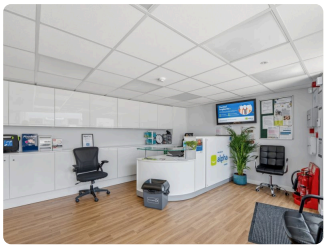
Offered with a guide price of £275,000, this is a rare opportunity to acquire a prominent mixed-use investment property in a sought-after North Yorkshire location with secure income already in place.

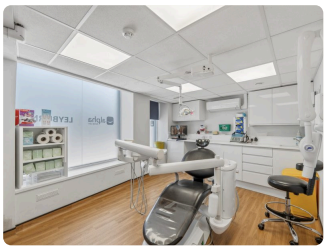
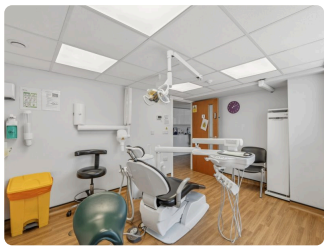
> *“Ground Floor Commercial Premises & 2 Bedroom First & Second Floor Flat*

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

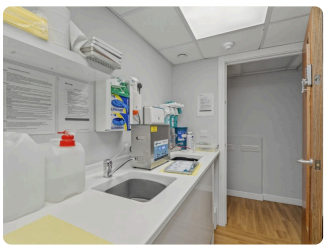
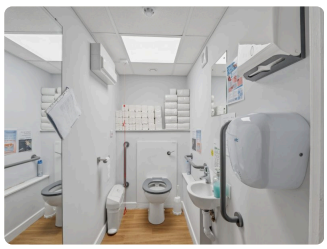
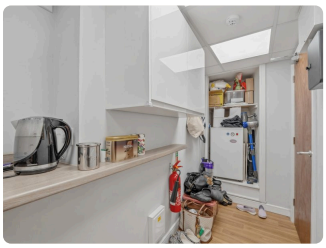
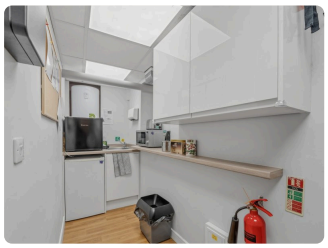
GALLERY

Every room, inside and out







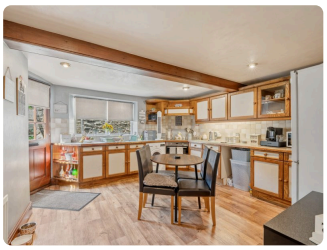

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GALLERY

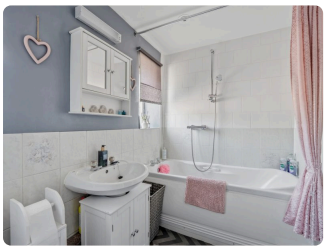














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GALLERY







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Prime High Street Position in a Bustling Market Town

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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

Reception/Waiting Room

Good sized reception area. Vinyl wood effect flooring. Large window and door to front.

WC

Vinyl wood effect flooring. Washbasin. WC.

Kitchen

Vinyl wood effect flooring. Gas central heating boiler. Wall units. Worktop.

Treatment Room 1

Front room. Vinyl wood effect flooring. Wall and base units. Large frosted window to front.

Treatment Room 2

Vinyl wood effect flooring. Wall and base units.

Utility Room

Vinyl wood effect flooring. Storage units. Wash area with sinks.

First Floor Flat

Accessed from the side of the building.

Living Room

Large light living room. Fitted carpet. Radiator. Gas fire in fire surround. Dado rail. Window to front.

Kitchen

Laminate wood flooring. Ceiling beam. Radiator. Good range of wall and base units. Integrated electric oven. Electric hob. Extractor fan. Plumbing for washing machine. Stainless steel sink and drainer. Window to rear. Door to side.

Bedroom 2

Fitted carpet. Radiator. Built in cupboard. Window to front.

Stairs and Landing

Fitted carpet. Radiator.

02 SECOND FLOOR

Bedroom 1

Large double bedroom. Fitted carpet. Radiator. Built in wardrobes. Window to front.

Bathroom

Vinyl flooring. Washbasin. WC. Bath with shower over. Windows to side.

03 AGENTS NOTES

Material Information

Mains Gas, water and electricity. Flood Risk: Noted very low with no history of flooding. Broadband: Basic 18 Mbps. Superfast 80 Mbps. Ultrafast 1000 Mbps.

Shop Premises Lease Information

The current lease term is 10 years, with an option to extend for a further 5 years. The tenant also has a break clause in year [X]. The rent is fixed for the first 5 years and cannot be increased during this period. Commercial shop producing an annual rental income of £13,000. Tenant in occupation. Tenants are responsible for business rates and utility costs. Landlord's insurance costs recoverable from the tenant. Restrictions on alterations help protect the landlord's asset. Established Class E use providing flexibility for a range of commercial occupiers. Prospective purchasers should rely on their own investigations and review the lease documentation in full.

Rental Apartment Lease Information

The current tenants pay £495.00 per calendar month (PCM). They have lived at the property for 13 years, and the rent has never been increased because they are reliable, long-term tenants. However, the rent could be reviewed and increased annually if required.

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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 - 6th September 2023
PDF · 0.09 MB

EPC - 2nd October 2023
PDF · 0.05 MB

NYK513373 - 9th June 2026 (15 High Street)
PDF · 0.18 MB

NYK82290 - 9th June 2026 (Ground Floor Shop and Prem)
PDF · 0.18 MB

NYK82291 - 9th June 2026 (Land)
PDF · 0.27 MB

REQUEST THE VIDEO VIEWING

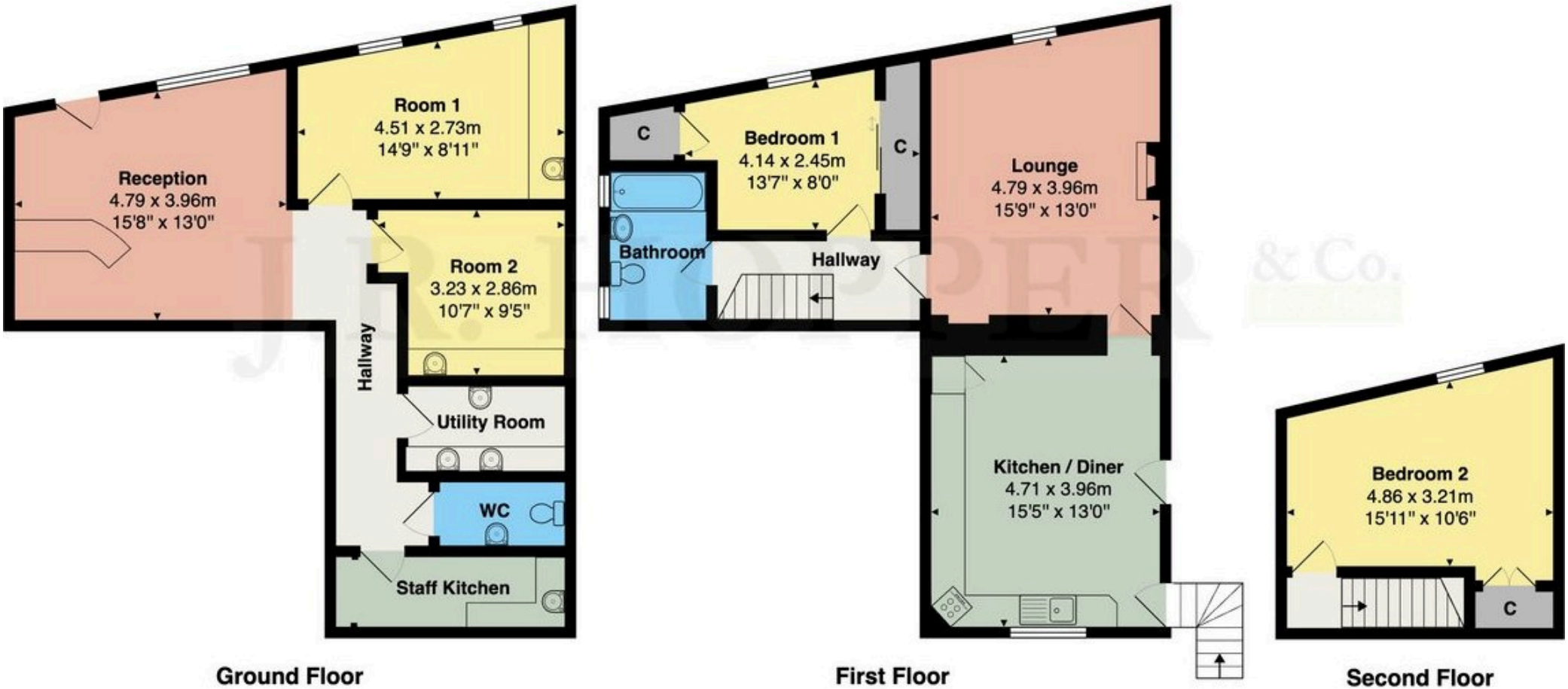
Interest piqued? Here's what's next.

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 15 & 15A 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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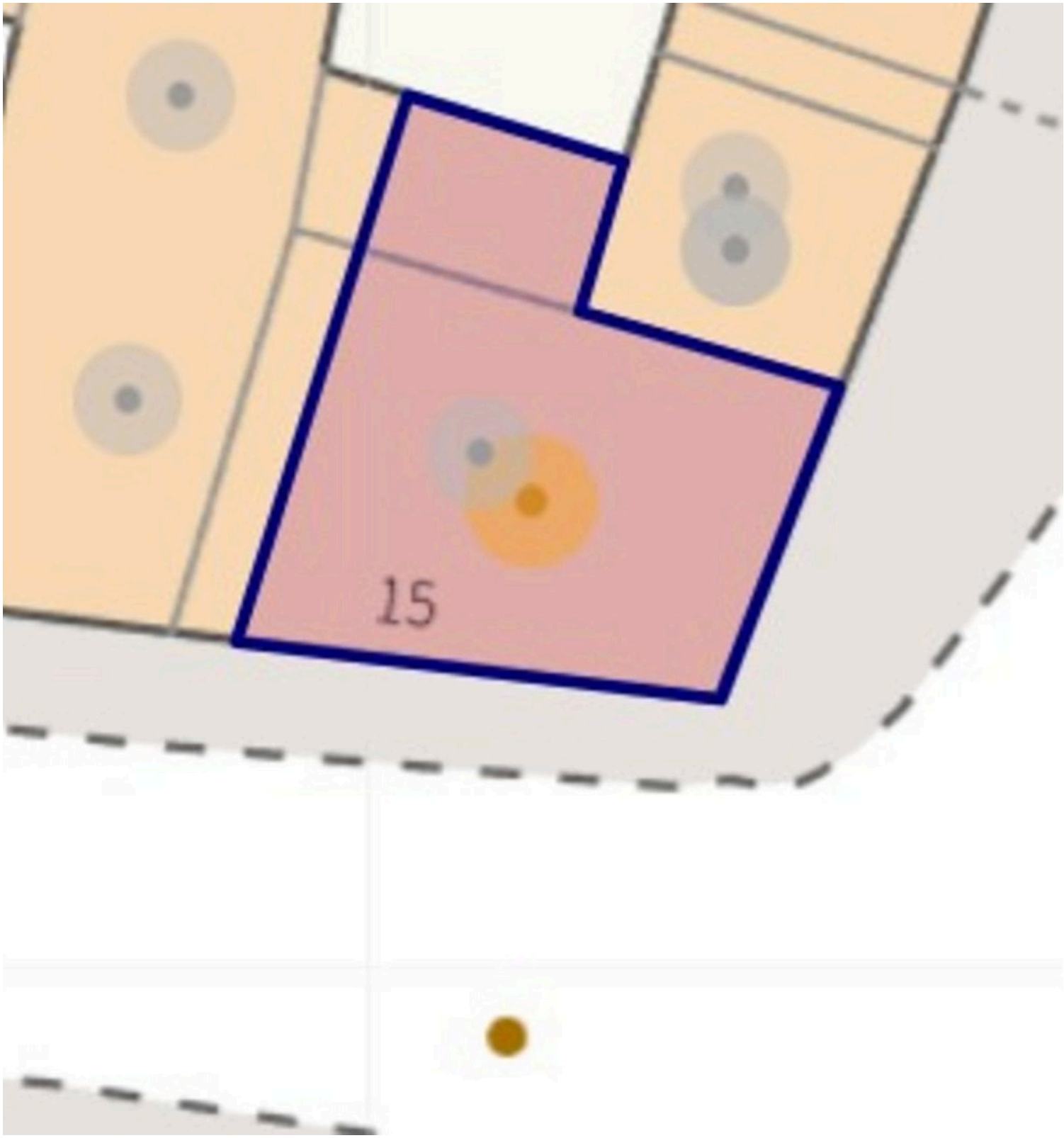


15-15a High Street, Leyburn, DL8 5AH

Total Area: 144.8 m² ... 1559 ft²

Floor plan produced for J.R. Hopper & Co by Abide Studios.
All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.
The plan is not to scale and has been prepared solely for marketing purposes.
Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

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