J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5AT

Chapel House

Fixed Price £295 pcm | 1 | C

AT A GLANCE

- Spacious Ground Floor Office in Prime Location
- Market Place Location
- Optional First Floor Open Plan Room
- Shared Kitchen & WC Facilities
- Well Equipped With Sockets & Telephone Points
- Approx 350 Sq Ft of Office Space
- Tenant Responsible For Own Utilities & Rates
- Flexible Lease Available
- Subject To Referencing

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

Spacious Ground Floor Office in Prime Location

The office is located on the ground and first floors of this three-storey building, with the use of communal WC and kitchen.

Heating, electricity, water and rates should be covered by the ingoing tenant.

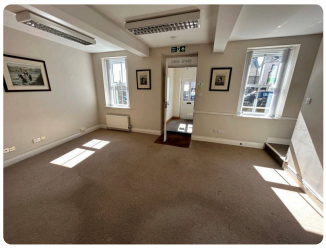
New lease available with negotiable timescale.

The other offices within the building are tenanted, therefore the communal kitchen area and WC, will serve the whole building. Tenants will be able to use their office 24 hours, 7 days a week if required.

GALLERY

Every room, inside and out











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Market Place Location

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.

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

Main Office — 5.23m x 4.06m

Spacious ground floor office. Fitted carpet. Radiator. Power, telephone & internet points. 2 Window to front. Stairs to first and second floor. This office could be easily partitioned, to create a private space.

02 FIRST FLOOR

Office 5 - (Available) — 4.04m x 3.07m

Open office, on first floor. Could be partitioned to make a private room.

Office 4 (Unavailable) — 4.55m x 2.87m

Office 3 - (Unavailable) — 5.36m x 4.52m

03 SECOND FLOOR

Communal WC

Vinyl flooring. WC. Wash basin. Extractor fan.

Communal Kitchen

Range of wall and base units. Single drainer stainless steel sink. Gas boiler. Fridge. Extractor fan.

Office 2 - (unavailable) — 4.17m x 3.2m

Office 1 - (unavailable) — 6.1m x 3.2m

Lease

While the landlord can offer a lease term of up to 3 years, they are quite happy to consider applications for short term usage.

04 AGENTS NOTES

Material Information

Mains water, electric and drainage. Mains gas central heating & double glazing throughout the property. Flood risk: categorised as very low with no known history of flooding. Broadband: Basic 18 Mbps Superfast 77 Mbps Conservation area: Leyburn The prospective tenant will be subject to the necessary referencing and all legal costs to prepare the lease is to be covered by the ingoing tenant.

Additional Notes

The Tenant is also responsible for their own utilities and rates. Reference checks subject to £60 fee per applicant.

Office 3

Good sized private office. Fitted carpet. Wall mounted radiator. Ample sockets. Window to front.

> *Optional First Floor Open Plan Room*

Produced 21 August 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.

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 - 14th March 2018

PDF · 0.05 MB

Shared Kitchen & WC Facilities

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 Chapel 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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Chapel House



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. 2020

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.