



Whites of Wensleydale,
1 Market Place, Hawes, North Yorkshire, DL8 3QX


Robin Jessop

A SUPERB DOUBLE FRONTED RETAIL PREMISES IN A POPULAR TOWN WITH SPACIOUS TWO STOREY OWNER ACCOMMODATION

- Prime Position in a Thriving Market Town
- Double Fronted Retail Premises with Spacious Owner Accommodation
- Popular & Thriving Town Location
- Three Double Bedrooms
- Attic Storage Rooms
- Independent Access & Private Courtyard
- Lovely Views of Hawes & Stag's Fell
- Currently A Successful Clothing Shop
- Potential for Other Uses
- Ideal Lifestyle Change Opportunities
- **Guide Price: £525,000**

SITUATION

Sedburgh 15 miles. Leyburn 16 miles. Ingleton 17 miles. Kendal 26 miles. Northallerton 35 miles. Main Railway Line at Garsdale 7 miles.

Hawes is a desirable and thriving market town within the Yorkshire Dales National Park. The town benefits from a good range of independent shops, cafes, pubs and amenities including the famous Wensleydale Creamery and it is popular with visitors all year round.

DESCRIPTION

Whites of Wensleydale is a well-established and successful family business located in the traditional market town of Hawes, in the heart of the Yorkshire Dales. The property is well arranged and works well as a clothing shop with potential for other uses, subject to obtaining the necessary consents. Planning permission has previously been granted for change of use to a restaurant so the property offers excellent opportunity to run a lifestyle business in a popular market town.

The premises comprise of a large, double-fronted retail premises with two-storey owner accommodation above. The shop has two



large, single glazed bay windows to the front offering excellent frontage with a spacious and well configured shop floor offering ample space for displaying a range of goods with steps up to a second display area and the till and packing area. There is also a rear retail area with a storeroom which was previously plumbed for a WC and basin, this could be reinstated if required.

To the first floor is the living accommodation which retains many character features including beams and fireplaces. The accommodation benefits from being fully double glazed and is well presented throughout.

There is a substantial living room which has a beamed ceiling and a large window to the side overlooking the church yard together with an open fire set within a feature fireplace. The dining room has a window to the rear and an open fire set within a feature fireplace, and a leads through into the kitchen. The galley kitchen features a good range of fitted modern units which are complemented by a ceramic sink and space for appliances including a washing machine, fridge freezer, a dishwasher and an oven with ceramic hob. There is also a door leading out to the courtyard via external stone steps.

There are three double bedrooms completing the first floor, each of which enjoys views across the town and Stag's Fell beyond. The house shower room features a large shower cubicle with WC and hand basin set in a vanity unit.

To the second floor there is a large attic storeroom which is currently used as a hobby room and could be used as a fourth bedroom if required (subject to building regulation approval). There is ample eaves storage and a second storeroom which is also used as a games room.

Externally there is a delightful courtyard which offers ample space for potted plants and for seating. It is south facing and there are raised flower beds.

Overall, the property offers an excellent opportunity to purchase a large freehold retail premises with spacious accommodation above. It could continue to run as a clothing shop with other possible uses. It would also make an excellent investment opportunity or lifestyle change and an early visit is advised.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.



MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

AGENT NOTE

1. The business 'Whites of Wensleydale' is available by separate negotiation.
2. The property is double glazed with the exception of the front windows which are single glazed.

WHAT3WORDS

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FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession. Please note that there is a small flying freehold over the covered archway. This is shown edge in Blue. Further details are available upon request.

COUNCIL TAX

Band C.

SERVICES

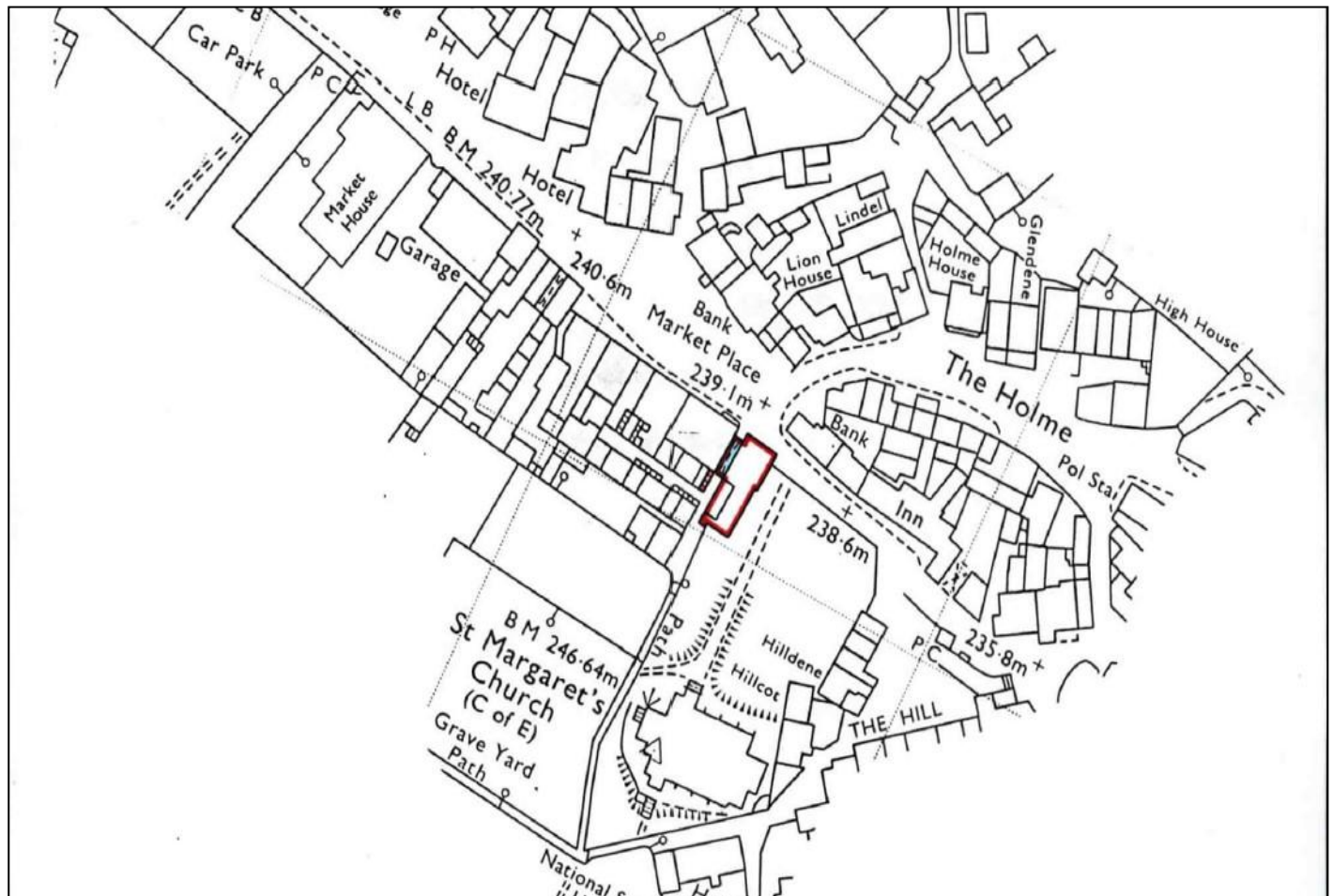
Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

LOCAL PLANNING AUTHORITY

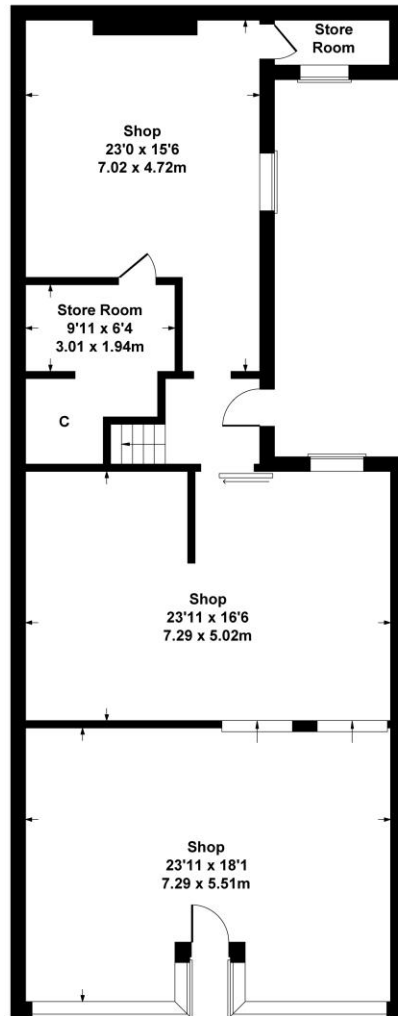
Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300



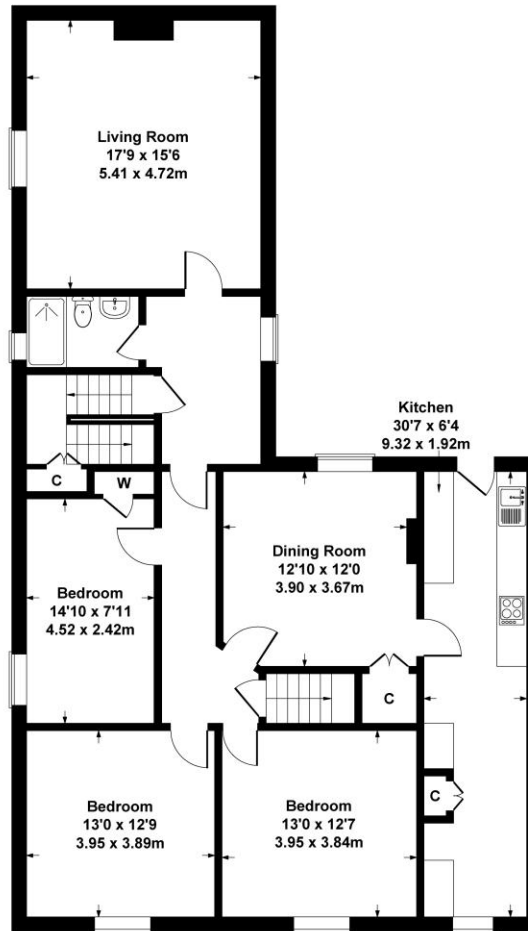
Whites of Wensleydale, Hawes, DL8 3QX

Approximate gross internal area

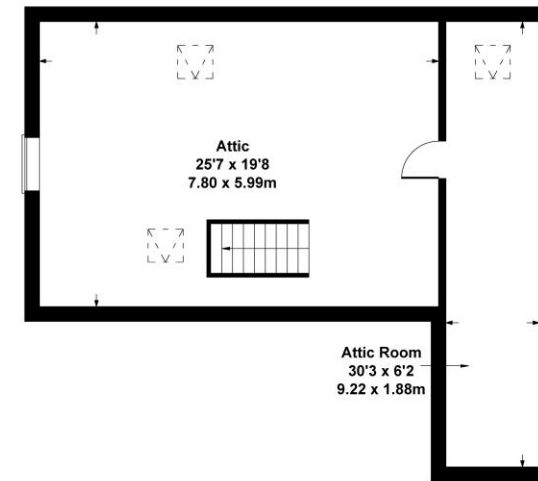
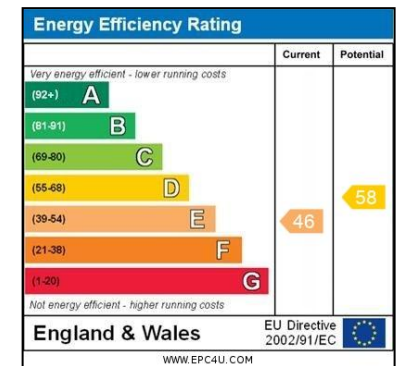
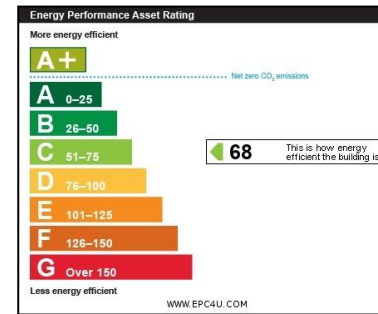
319 sq m - 3438 sq ft



GROUND FLOOR



FIRST FLOOR



ATTIC

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.

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