

FOR SALE – Offers in Excess of £200,000+VAT

**Ground Floor, 7-9 High Street, Leyburn, DL8
5AQ**

Prominent Ground Retail Premises: 1,167sq.ft.

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**Stock imagery retained by Agent*

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SITUATION/LOCATION

The property fronts the main Market Place/ High Street in the heart of Leyburn town centre. Occupiers in the vicinity include Co-op, Thomas the Baker and Day Lewis Pharmacy amongst a diverse variety of established independent businesses including bars/ restaurants, retailers and professional services. Leyburn is an affluent gateway town to the Yorkshire Dales situated approximately 9 miles south west of Richmond, 10 miles west of Bedal, 24 miles south west of Darlington and 48 miles north of York. The location benefits from access to the A1(M) via Leeming Bar within approximately 12.5 miles driving distance.

PREMISES

Ground floor retail premises (former HSBC / Costa) occupying a prominent position fronting the main Market Place / High Street.

The ground floor incorporates glazed window frontage (partial) comprising an open plan and versatile sales area that may suit a variety of business uses.

The ground floor extends to 1,167sq.ft. and would suit a single occupier or sub-division to two smaller shop units subject to any necessary planning/ statutory/ local authority consents.

TENURE

Long Leasehold. A new long leasehold interest will be created for a term of 999 years from completion. The lease will be drawn on full repairing and insuring terms at a peppercorn rent.

ACCOMMODATION

Net Internal Area	108.44sq.m.	1,167sq.ft.
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RATEABLE VALUE

The property will require re-assessment for the purpose of business rates.

VAT

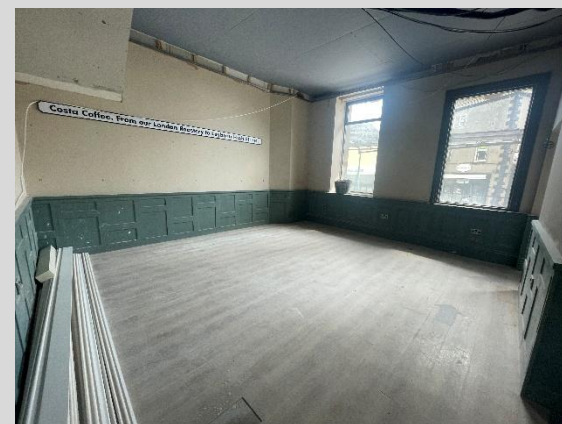
VAT is applicable to the sale price.

VIEWING

Strictly by appointment only through agents.

EPC

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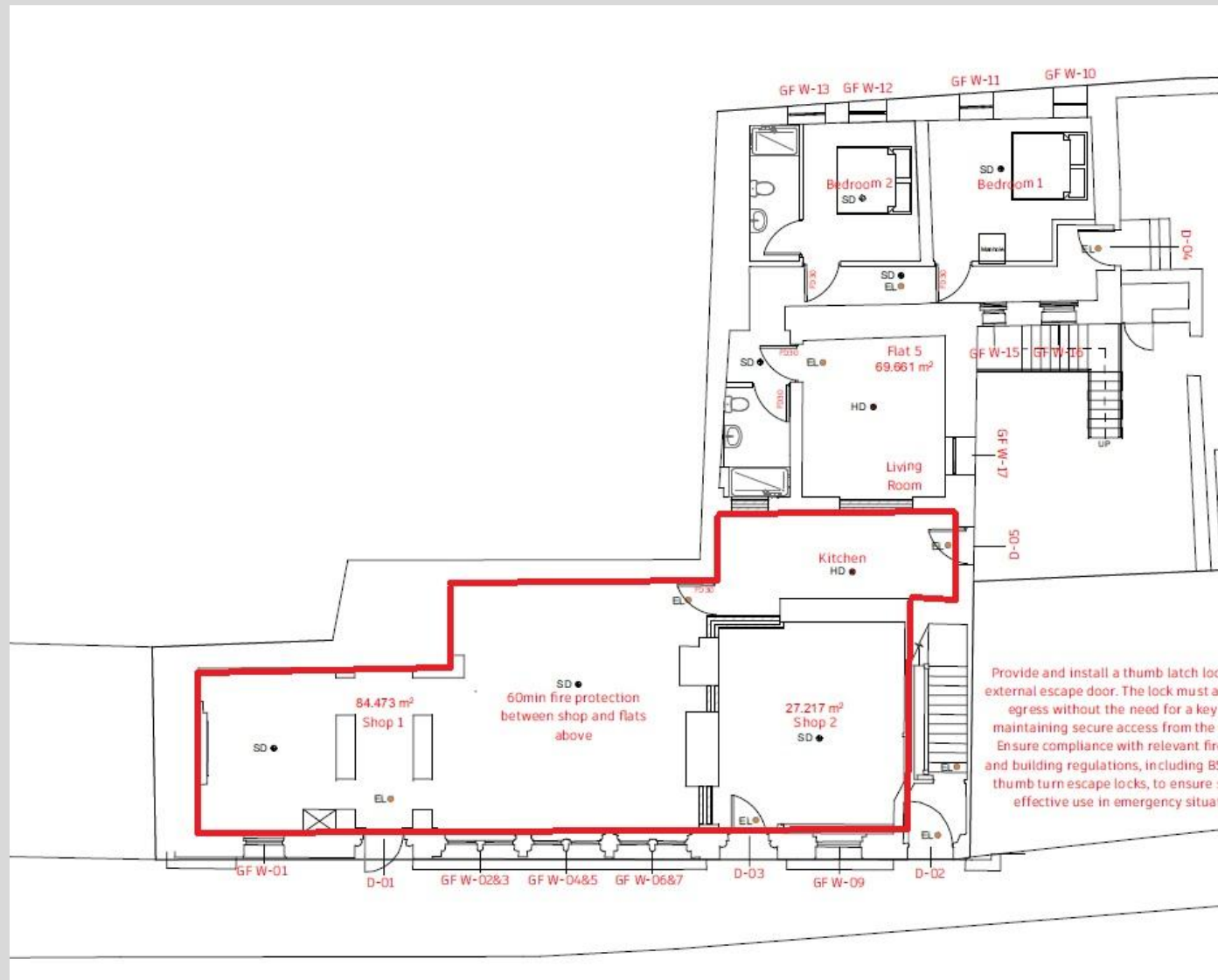


18 St Cuthberts Way
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FLOOR PLAN



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