



15 HIGH STREET
Leyburn, DL8 5AQ



GSC GRAYS
PROPERTY • ESTATES • LAND

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A centrally positioned ground floor commercial premises with good frontage, occupying a prominent location in a highly regarded market town.

Located just off the market place, this commercial property has large windows and a road frontage. Currently used as an office, however an ideal opportunity to be used for a variety of businesses, subject to the necessary consents being obtained.



GSC GRAYS

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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

Leyburn is a town of unique character at the foot of the Yorkshire Dales National Park and is a popular destination for both tourists and local residents. The Market town has a variety of independents and corporate businesses including; eateries, pubs, hotels, restaurants and retail shops which prove to be an attractive destination for footfall and businesses alike. Main line train services from Northallerton (18 miles) and Darlington (22 miles), Access to A1 north/south at Leeming Bar (13 miles) and airports are at Newcastle, Leeds/Bradford and Durham Tees valley Please note that all distances are approximate

The Property

The commercial space is accessed from the high street at ground floor level for ease of access and offers three display windows in a prominent position within the town. The main room is currently separated into a substantial office, with a further two smaller offices, a kitchen and WC.

Frontage

To the front of the property there is a large, glazed shop façade with signage above, plus a swing board.

Services

The property is serviced by gas central heating and air conditioner heating.

Local Authority

North Yorkshire County Council: Telephone 01609 780780

Business Rates

We have been advised the current rateable value for the property is £1200 and the rates payable are £5988 per annum.

VAT

We have been advised that the property is not subject to an "Option to Tax" whereby VAT would be payable on the purchase price.

Designations

The property is understood to sit within a Conservation Area of the Market Town of Leyburn.

Viewings

By arrangement with the agents GSC Grays 01969 600120

EPC

Energy Efficiency for the commercial element of this property is 35B.

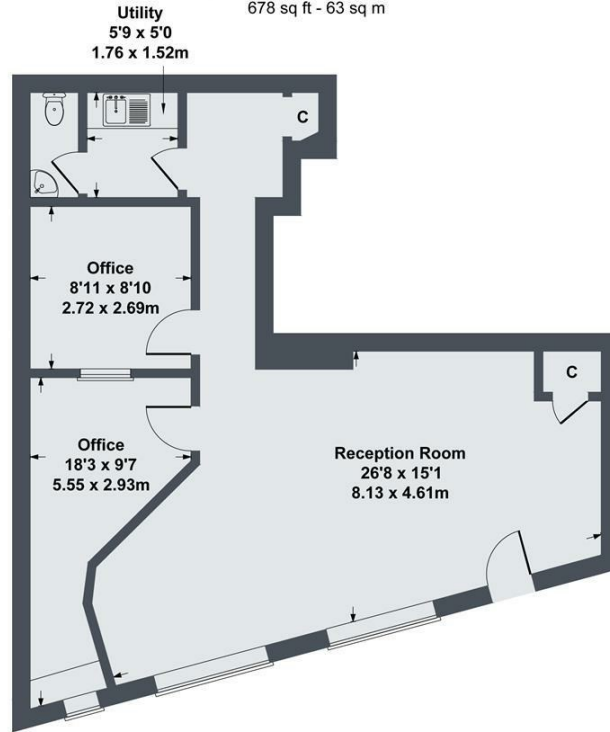
Particulars

Particulars were written and the photographs taken August 2023.



15 High Street, Leyburn, DL8 5AH

Approximate Gross Internal Area
678 sq ft - 63 sq m



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. 2023

| 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 | |



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.