



Kings House & Kings Court, 15 High Street, Pateley Bridge, HG3 5AP
£895,000

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Description

We are pleased to present for sale this exceptional and long-established mixed-use Grade II listed property, together with its courtyard premises, forming part of a former Georgian coaching inn. The building combines period charm with a diverse commercial and residential offering in a highly attractive setting.

The property extends to 16 individual units, comprising a well-balanced mix of retail accommodation, office space and residential apartments. Opportunities to acquire assets of this character and scale are rare, making this a particularly compelling investment opportunity.

In total, the accommodation includes ten retail units, one storage unit and three residential apartments. The property is fully let and income producing.

A full tenancy schedule is included within these particulars. The current occupiers include a well-established local estate agent, an outdoor clothing retailer, a florist, a café/coffee shop and an art gallery, among others with many of the commercial tenants being in occupation for a number of years.





KINGS COURT SHOPPING YARD

DO NOT FEED THE BEES IN THE GARDEN

PLEASE DO NOT FEED THE BEES IN THE GARDEN

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Location

Pateley Bridge is a picturesque market town set within the heart of Nidderdale, a designated Area of Outstanding Natural Beauty. Renowned for its peaceful atmosphere and stunning countryside, the area has long inspired writers and artists, while attracting visitors who return time and again to experience its distinctive charm and tranquillity.

The property occupies a prime position in the centre of Pateley Bridge, situated within the main commercial stretch of the high street. This bustling retail area forms the focal point of the town's shopping and business activity, benefitting from consistent footfall and a vibrant mix of independent operators.

The high street is widely regarded as one of Yorkshire's most attractive and well-known retail destinations and is often described as the gateway to the Yorkshire Dales National Park. It is also home to a number of notable landmarks, including the world's oldest sweet shop, established in 1827, which continues to draw visitors from across the region and beyond.

Terms

Freehold. The property is for sale freehold subject to existing tenancies.

Services

All relevant mains services are connected to the property.

VAT

We understand the property is not elected for VAT.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.



TENANCY SCHEDULE

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UNIT (COMMERCIAL)	TYPE	TENANT	RENT	TERM EXPIRY
Unit 1	Retail	Dacre, Son & Hartley	£6,375 PA	13/02/2030
Unit 2	Retail	Sypeland Outdoors	£14,250 PA	24/03/2029
Unit 3	Retail	Sticks n' Stones (Florist)	£4,000 PA	31/07/2027
Unit 4	Retail	Gill Kirk (Artist/Gallery)	£4,280 PA	30/06/2027
Unit 6	Retail	Earnshaw's Herbal Dispensary	£3,567 PA	30/06/2028
Unit 7	Office	Azesta Ltd (Training Provider)	£2,860 PA	Lease holding over
Unit 8 & 15a	Office	Yorkshire Dales & River Trust	£9,878 PA	14/10/2028
Units 9/10	Retail	The Courtyard Cafe	£5,232 PA	01/02/2031
Unit 11	Storage	Private Tenant	£3,750 PA	01/05/2026
8 Back High St	Retail	Sandwich Box (Takeaway Food)	£2,140 PA	30/06/2027
Kings House (1 st floor office)	Retail	Pateley Osteopaths	£3,250 PA	03/01/2028
UNIT (RESIDENTIAL)	TYPE	STATUS	RENT	TERM EXPIRY
Flat 5	Flat	Occupied	£4,200 PA	Periodic
Flat 15B	Flat	Occupied	£8,160 PA	03/02/29
Flat 15C	Flat	Occupied	£8,340 PA	28/09/26
TOTAL			£80,282	





SONS

PATELEY BARBERS

KING'S COURT SHOPS

Daore-Son-Herley

PATELEY PIZZA

HIGH STREET

Est. 187

150

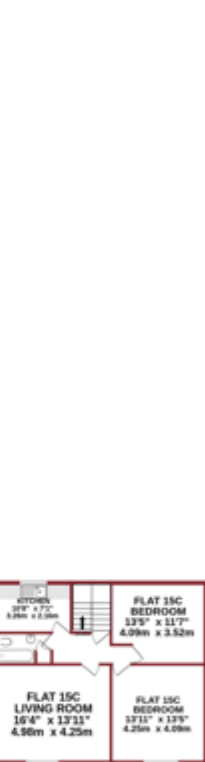
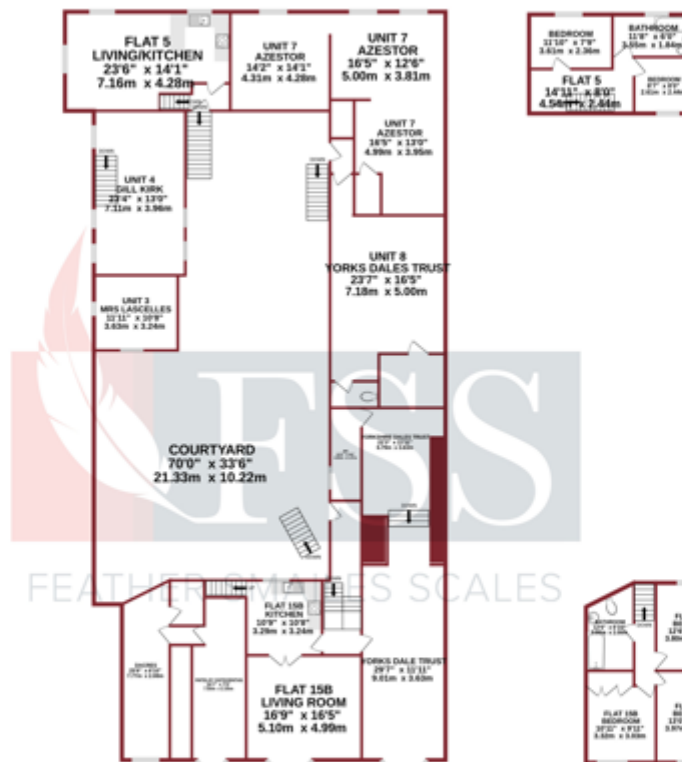
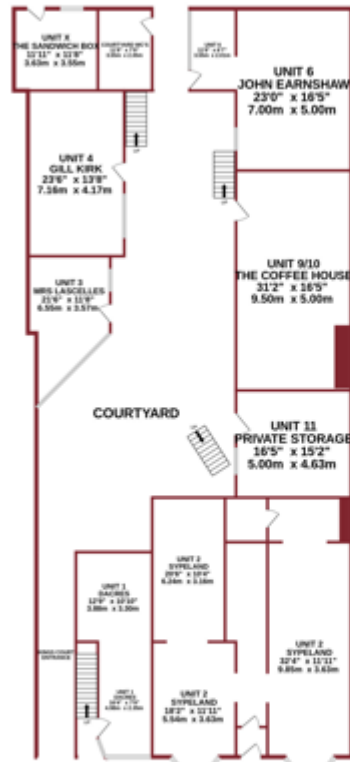
open

KING'S COURT SHOPPING
FLAT
FLAT
FLAT

GROUND FLOOR
4820 sq.ft. (447.8 sq.m.) approx.

1ST FLOOR
5238 sq.ft. (486.6 sq.m.) approx.

2ND FLOOR
1591 sq.ft. (147.8 sq.m.) approx.



TOTAL FLOOR AREA : 11649 sq.ft. (1082.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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