

Central Chambers  
Market Place  
Leyburn  
North Yorkshire  
DL8 5BD

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*"For Sales In The Dales"*



## 2 Kelberdale Court, Market Place, Leyburn

- Versatile Retail Premises in Prime Location.
- Close To Town Centre.
- Large Ground Floor Space with Separate Office.
- Kitchen Area. • WC.
- Suitable for a Variety of Businesses.
- Good Footfall Area.
- Flexible Layout Options.
- Well-Maintained Interior. • Good Natural Light.
- Easy Access for Customers and Deliveries.

Postcode: **DL8 5AW**

Deposit: **£1200.00**

Council Tax Band: **TBC**

Energy Efficiency Band: **D**

Local & Planning Authority:  
**North Yorkshire Council**

**Rent £600.00 PCM**



An excellent opportunity to lease a well-proportioned retail premises ideally situated just a short distance from the vibrant centre of Leyburn, a popular and bustling market town in the heart of Wensleydale.



Leyburn offers a thriving local community and an array of amenities including a variety of independent shops, cafés, pubs, and restaurants. The town also features reputable schools, churches, a medical practice, and leisure facilities such as sports grounds and children's play areas. A traditional outdoor market takes place every Friday, and the well-known Tennants Auctioneers is located nearby. The property enjoys excellent transport links, providing easy access to Richmond, Bedale, Northallerton, and the A1.



The premises comprises a large, light-filled main room, ideal for retail or a variety of alternative commercial uses. In addition, there is a separate smaller room suitable for use as an office or treatment space, along with a kitchen area and WC facilities.

2 Kelberdale Court offers versatile accommodation and would suit a wide range of business ventures. Early viewing is highly recommended to appreciate the potential this property offers.

### **Ground Floor Retail Premises**

**Shop** Large open space, ideal retail or office space. Laminate wooden flooring. 2 Windows to front. Entrance door to front. Double doors to front.

**Office** Private office. Laminate wooden flooring. Window to front.

**Kitchen** Laminate wooden flooring. Base units. Worktop with stainless steel sink and drainer.

**WC** Laminate wooden flooring. WC. Washbasin. Window to front.

### **Services**

Broadband: Basic 17 Mbps, Superfast 97 Mbps

Flood Risk: Noted as very low. No history of flooding.

### **Agent Notes**

Lease terms are negotiable.

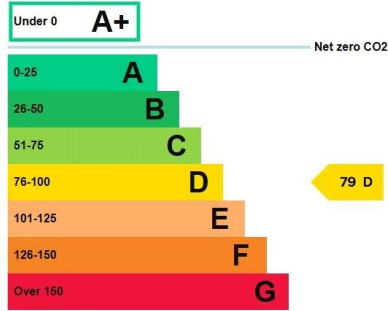
The incoming tenant will be required to undergo the necessary credit checks, at a cost of £60.00

The tenant should contribute to the legal costs associated with drawing up the lease, up to £1,000.00



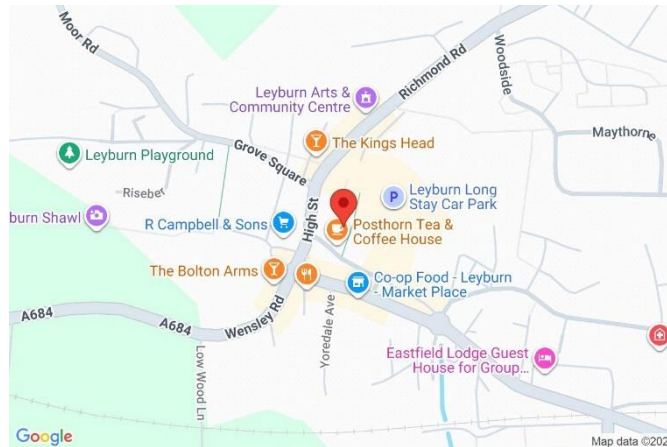
## Energy rating and score

This property's energy rating is D.

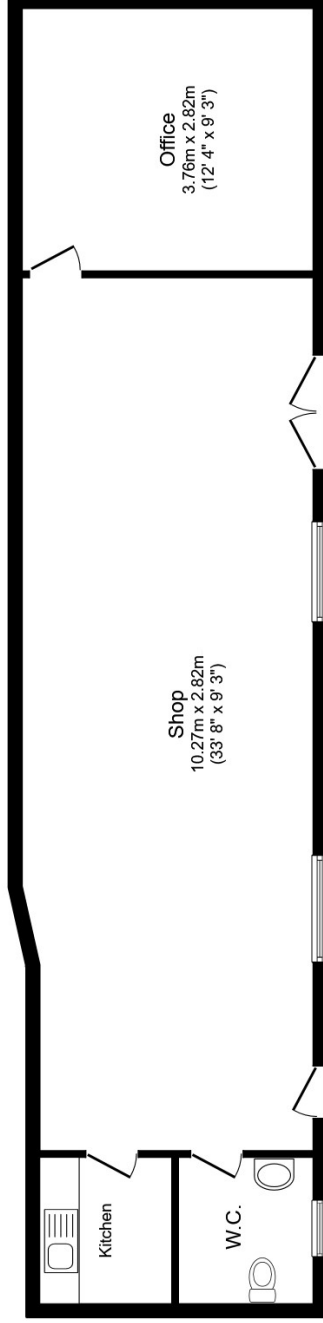


Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Assured Shorthold Tenancy • No pets • No smoking • No subletting • Photographed items may not be included • Viewings by appointment only • Deposits held with the Deposit Protection Service • No interest payable on bonds • Referencing requires: holding deposit; gross household income of 2.5x the rent; ID; Proof of Address, Employment & Income; Character & Landlord References • Landlord reserves right to refuse entering into any Lease Agreement • Application procedure in full at [jrhopper.com/tenants](http://jrhopper.com/tenants)



Office  
3.76m x 2.82m  
(12' 4" x 9' 3")

Shop  
10.27m x 2.82m  
(33' 8" x 9' 3")

### Floor Plan

Floor area 85.9 sq.m. (925 sq.ft.)

**Total floor area: 85.9 sq.m. (925 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)