



Kings House & Kings Court, 15 High Street, Pateley Bridge, HG3 5AP
Offers in excess of £1,000,000

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Description

We are delighted to offer for sale this outstanding and well-established mixed-use Grade II listed building and courtyard premises set within a former Georgian coaching inn.

The property comprises a total of 16 units, including a healthy mix of retail units, offices and residential accommodation. Such marque properties seldom come to the open market and this is therefore a unique opportunity not to be missed.

The 16 units offered can be broken down into a total of 9 retail units, 4 offices and 3 residential apartments. The property is fully let and income producing other than Apartment 15B has recently been refurbished and offers a large 3 bedroom maisonette apartment over first and second floor. Following the refurbishment, a rental figure of £650 p/m is expected to be achievable.

The tenancy schedule is illustrated in these particulars, but the tenant mix briefly includes a long established local estate agent, outdoor clothing retailer, a florist, café/coffee shop and an art gallery among others. The majority of the commercial tenants have been in situ for many years and their leases are now holding over. Some of the rents are based on historic rates and so this does offer potential rental growth opportunities to prospective purchasers.





KINGS COURT SHOPPING YARD

DO NOT FEED THE BEES IN THE NEIGHBOURHOOD

PLEASE DO NOT FEED THE BEES IN THE NEIGHBOURHOOD

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Location

Pateley Bridge is full of tranquil charm as it nestles in the heart of Nidderdale, an Area of Outstanding Natural Beauty. The peace of this beautiful area has provided inspiration for writers and artists alike and kept many a visitor returning year after year to enjoy the serenity.

The subject property is located in the heart of Pateley Bridge town centre, in what is a heavily commercial area in the middle of the high street and the main shopping area.

The town centre and more specifically the high street are often hailed as one of the most prominent and popular high streets in Yorkshire and sits in a position often referred to as the gateway to the Yorkshire dales national park. The high street also contains the oldest sweet shop in the world dating back to 1827.

Terms

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

Services

All mains services are connected to the property.

VAT

We understand the property is not elected for VAT.

Costs

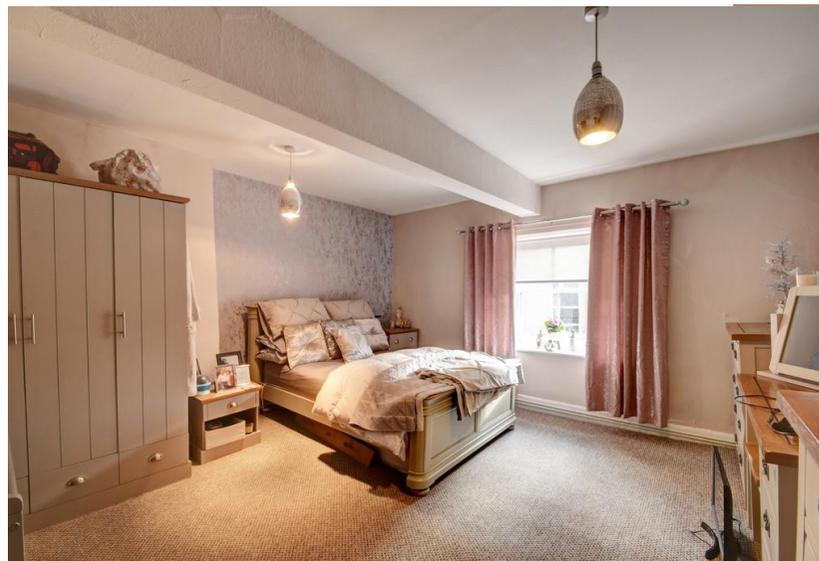
Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

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.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.



TENANCY SCHEDULE

UNIT (COMMERCIAL)	TYPE	TENANT	RENT	TERM EXPIRY
Unit 1	Retail	Dacre, Son & Hartley	AVAILABLE ON REQUEST	Lease holding over
Unit 2	Retail	Sypeland Outdoors	AVAILABLE ON REQUEST	13/05/2023
Unit 3	Retail	(Florist)	AVAILABLE ON REQUEST	Lease holding over
Unit 4	Retail	(Artist/Gallery)	AVAILABLE ON REQUEST	Lease holding over
Unit 6	Retail	(Herbalist)	AVAILABLE ON REQUEST	Lease holding over
Unit 7	Office	Azesta Ltd (Training Provider)	AVAILABLE ON REQUEST	Lease holding over
Unit 8	Office	Yorkshire Dales & River Trust	AVAILABLE ON REQUEST	Lease holding over
Units 9/10	Retail	Coffee Shop	AVAILABLE ON REQUEST	Lease holding over
Unit 11	Bakery	Coffee Shop	AVAILABLE ON REQUEST	Lease holding over
8 Back High St	Retail	Sandwich Box (Takeaway Food)	AVAILABLE ON REQUEST	Lease holding over
Kings House (1 st floor office)	Office	RAF Partnership	AVAILABLE ON REQUEST	Lease holding over
Kings House Unit 15a	Office	GFW (GB) Ltd	AVAILABLE ON REQUEST	01/12/2026
UNIT (RESIDENTIAL)	TYPE	STATUS	RENT	TERM EXPIRY
Flat 5	Flat	Occupied	AVAILABLE ON REQUEST	Periodic
Flat 15B	Flat	VACANT	AVAILABLE ON REQUEST	N/a
Flat 15C	Flat	Occupied	AVAILABLE ON REQUEST	Periodic
TOTAL			£62,219	





SONS

PATELEY BARBERS

KING'S COURT SHOPS

Daore-Son-Herley

S

PATELEY PIZZA

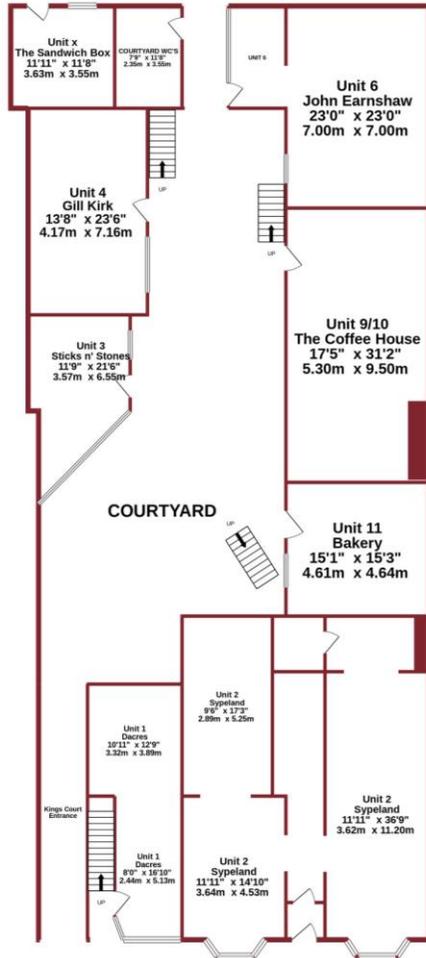
HIGH STREET

Est. 187

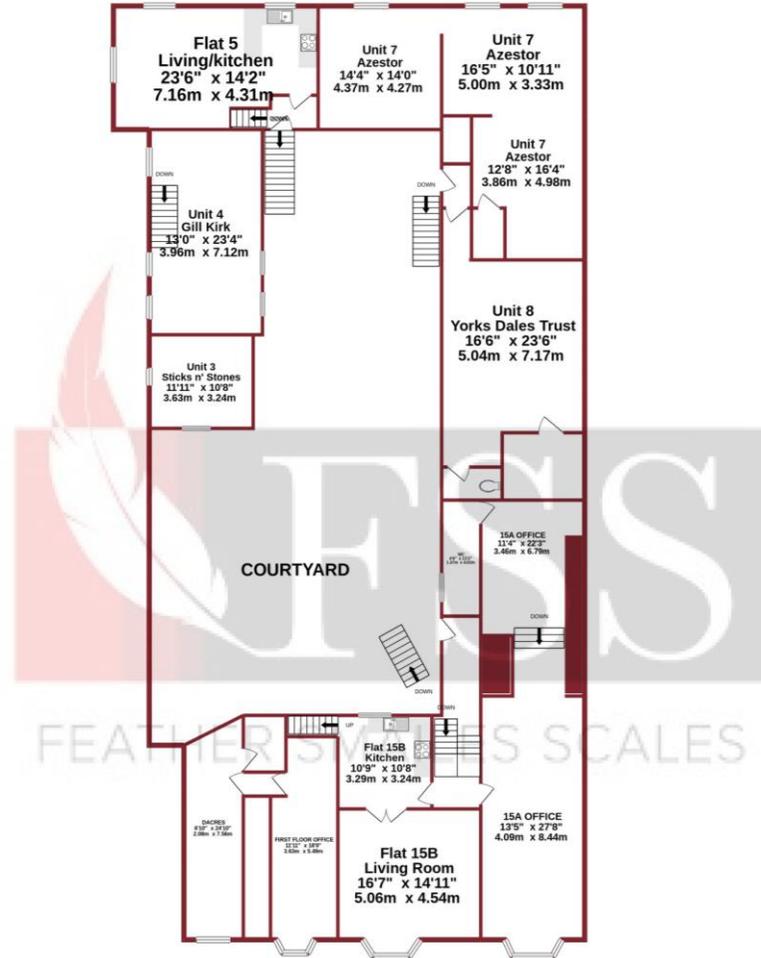
KING'S COURT SHOPPING
FLAT
FLAT
FLAT
ALL INFORMATION: Tel: 01422 217027

open

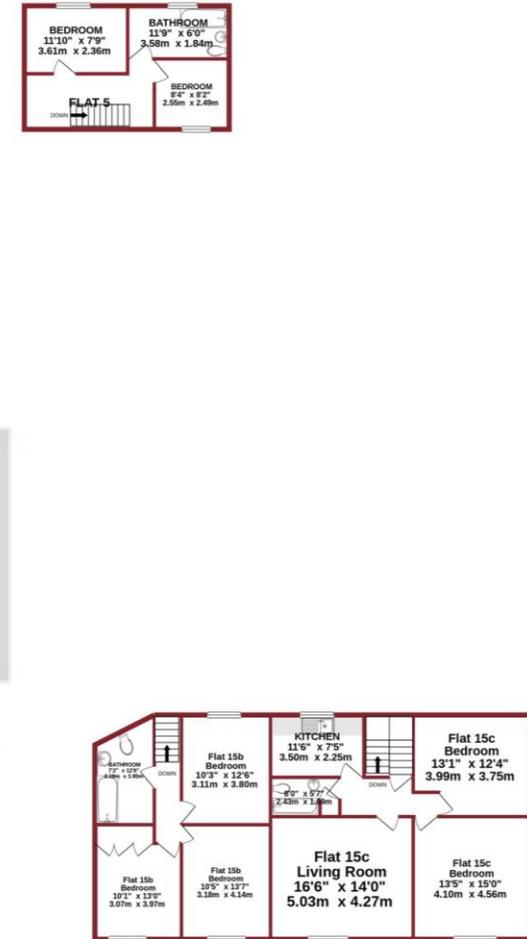
GROUND FLOOR
4820 sq.ft. (447.8 sq.m.) approx.



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.

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**EPC NOT
REQUIRED**

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