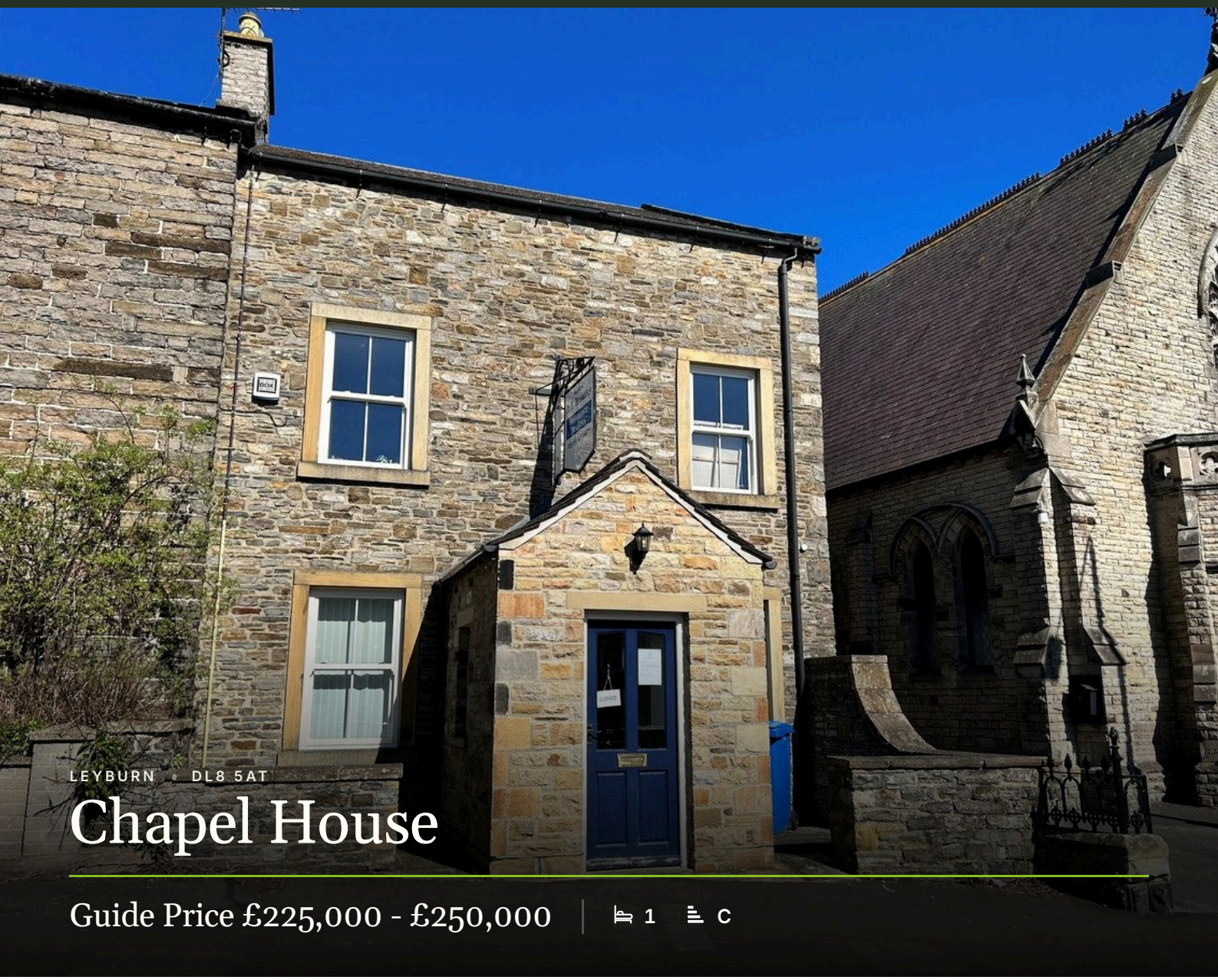
J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5AT

Chapel House

Guide Price £225,000 - £250,000 | 1 | C

AT A GLANCE

- Freehold Building In Central Leyburn Location
- Current Office Use With Existing Tenants
- Five Versatile Office Rooms
- Flexible Three-Storey Accommodation
- Residential Conversion Potential (Subject To Planning)
- Potential To Create A 2 Bed Town House Or 3 Bed Apartment
- Ideal Investment Or Development Opportunity
- Mains Gas Central Heating
- Transferable Tenancies with Immediate Rental Income

LEYBURN 01969 622936

HAWES 01969 667744

SETTLE 01729 825311

KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Freehold Building In Central Leyburn Location

Chapel House, enjoys a convenient town centre position, within easy walking distance of local shops, cafés, amenities and services, with ample nearby public parking available, making it an attractive location for both commercial occupiers and future residential use.

The property comprises six office spaces, four of which are currently let, providing an immediate rental income, of approximately £8,760 per annum. There is further scope to improve the rental return by making minor alterations to the ground and first floor offices.

Arranged over three floors, the building offers a flexible layout with a variety of office spaces, making it well suited for continued commercial use as an investment property.

The ground floor provides a spacious open-plan office area with entrance porch. The first floor comprises two good-sized offices, along with an open storage area offering scope to create an additional private, lockable office if required.

The second floor provides two further offices, a WC and kitchenette. The property benefits from mains gas central heating and double glazing throughout.

Alternatively, for buyers looking for a longer-term project, the property offers the potential for conversion to residential use, subject to obtaining the necessary planning permissions and consents. With its layout and position, the building could potentially be transformed into a spacious two bedroom dwelling or a three-bedroom apartment-style property, creating an attractive residential home in a convenient location.

There may also be potential to create a self-contained upper floor apartment, subject to planning approval and appropriate works being undertaken.

A rare opportunity for an investor, developer or private purchaser looking for a flexible freehold property with immediate income and exciting future potential.

“

Current Office Use With Existing Tenants

J.R. Hopper & Co. is a trading name for J.R. Hopper & Co. (Property Services) Limited Registered: England No. 3438347.
Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out

REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Chapel House properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

Produced 21 August 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

Ground Floor

Entrance Porch

Stone flagged entrance porch. Door to main office. Windows to either side.

Main Office

Spacious ground floor office. Fitted carpet. Radiator. Power, telephone & internet points. 2 Window to front. Stairs to first and second floor. This office could be easily partitioned, to create a private space.

First Floor

Office 5

Open office, on first floor. Ample sockets. Could be partitioned to make a private room. Shelved alcove. Wall mounted radiator.

Office 4

Good sized private office. Fitted carpet. Wall mounted radiator. Ample sockets. Window to side.

Office 3

Good sized private office. Fitted carpet. Wall mounted radiator. Ample sockets. Window to front.

Second Floor

WC

Vinyl flooring. WC. Wash basin. Extractor fan.

Communal Kitchen

Kitchen area with a range of wall and base units. Single drainer stainless steel sink. Gas boiler. Fridge. Extractor fan.

Office 1

Large rear office. Fitted carpet. Wall mounted radiator. Ample sockets. 2 large Velux windows

Office 2

Spacious front office. Fitted carpet. Ample sockets. Wall mounted radiator. Window to front.

Services

Mains water, electric and drainage. Mains gas central heating & double glazing throughout the property. Flood risk: categorised as very low with no known history of flooding. Broadband: Superfast 77 Mbps Conservation area: Leyburn

Agents Notes

The offices are currently let on transferable leases, allowing a purchaser to benefit from an immediate rental income. Each tenant is responsible for paying their own business rates together with an agreed proportion of the building's utility costs. The offices are let on a non-serviced basis, with tenants managing their own day-to-day business operations.

“

Five Versatile Office Rooms

Produced 21 August 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.

DOCUMENTS & LINKS

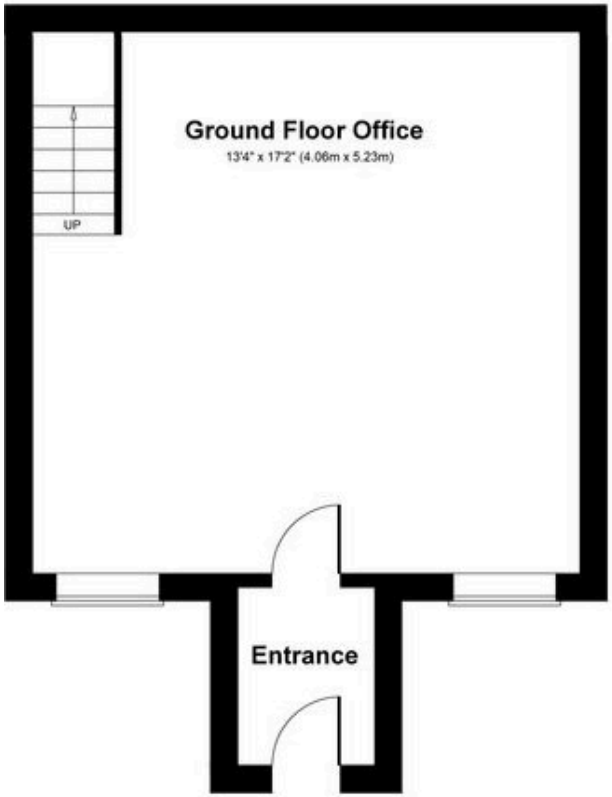
EPC - 14th March 2018

PDF · 0.05 MB

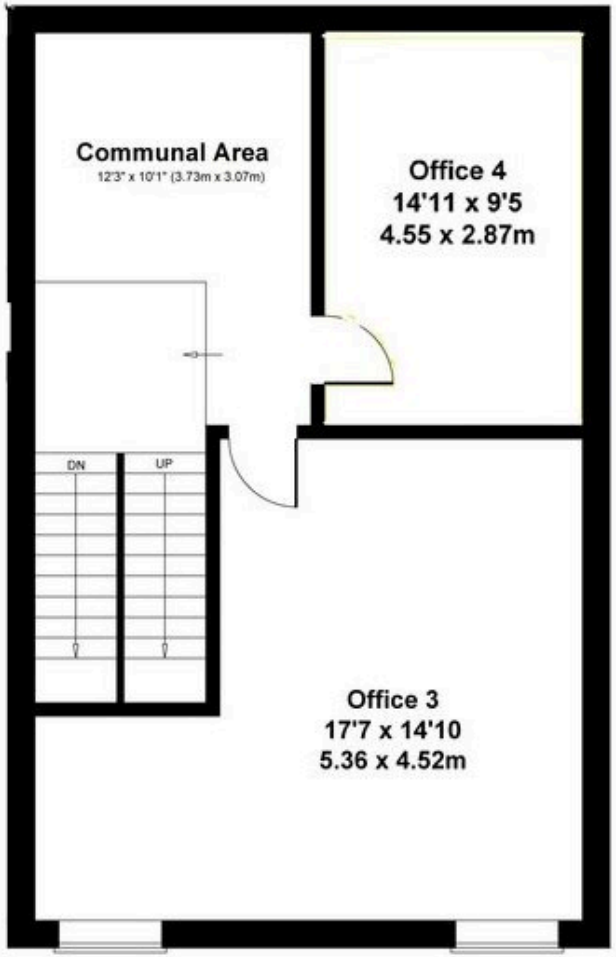
“Flexible Three-Storey Accommodation

Produced 21 August 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

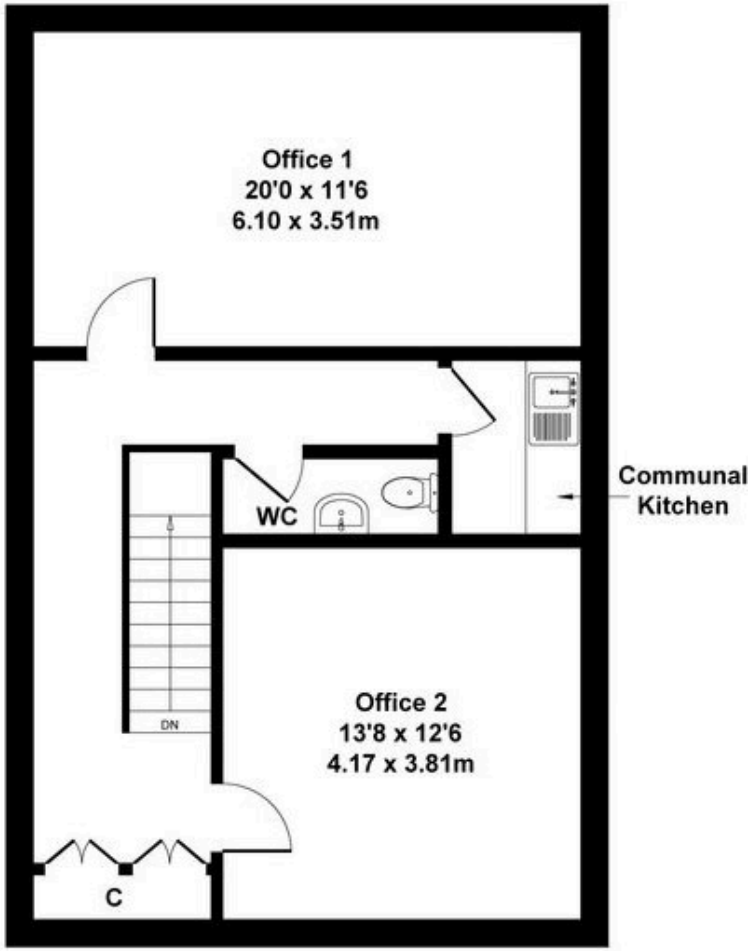
Chapel House



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO_2 emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

63 This is how energy efficient the building is.

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.