J.R. HOPPER & Co. Est. 1886



HAWES • DL8 3QL

Gayle Beck Gallery Shop & Flat

Guide Price £300,000 - £400,000

3 D,B

AT A GLANCE

- Unique Investment Opportunity
- Character 3 Bedroom Apartment & Retail Shop
- Spacious Retail Shop In A Prominent Town Centre Location
- Accommodation Consisting Of 3 Bedrooms, Kitchen, Bathroom, Lounge & Dining Area
- Potential Of Two Income Streams
- Prime Location Retail Shop On The Cobbles
- Patio Garden
- No Onwards Chain
- Popular Dales Market Town
- Potential Combined Rental Income Of £1,750 PCM / £21,000 Per Annum

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

THE PROPERTY

Unique Investment Opportunity

Gayle Beck Gallery is an exciting mixed-use investment opportunity situated on the Main Street in Hawes, one of Upper Wensleydale's most sought-after locations.

Hawes is a well-known market town within the Yorkshire Dales National Park, with a thriving community and a strong appeal to both residents and visitors. The property is just a short distance from the popular Wensleydale Creamery, while the historic marketplace, with its range of independent shops, restaurants, tearooms and pubs, is within easy walking distance. The town also benefits from a primary school, church, doctors' surgery and a weekly outdoor market. Surrounded by beautiful countryside, Hawes is a popular destination for tourists and offers excellent walking and stunning views.

Gayle Beck Gallery is arranged over four floors. The basement and ground floor comprise a retail shop, currently operating as a homewares and gift shop. The retail premises are currently let to an existing tenant, with the current lease running until March 2027, providing an established income stream. There may be an opportunity to renew the lease by mutual agreement between the landlord and tenant.

The first and second floors comprise a self-contained, three-bedroom apartment with its own separate entrance. The accommodation includes three bedrooms - two doubles and a single, a house bathroom, a living room overlooking the historic cobbles, and a well-appointed kitchen. Outside, there is a small patio garden, providing a pleasant space for outdoor seating.

The apartment has previously been successfully operated as a holiday let and, in more recent years, has been let on an assured shorthold tenancy, achieving rental income in the region of £900 per calendar month. The contents, fixtures and fittings of the apartment are also available by separate negotiation, should a purchaser wish to continue operating the accommodation as a holiday let.

The apartment benefits from oil-fired central heating, double glazing throughout and is presented in excellent decorative order.

Gayle Beck Gallery offers a rare opportunity to acquire a versatile mixed-use property with a variety of potential options. These include continuing the existing retail letting while generating additional residential rental income, operating the apartment as a holiday let, or creating a live-work arrangement for those wishing to run a business alongside their home. Alternatively, an owner-occupier could live in the apartment while retaining the shop as an income-producing asset.

Investment Potential: The retail shop is currently let at £850 per calendar month, while the residential accommodation has previously achieved £900 per calendar month. This provides the potential for a combined gross rental income of £1,750 per calendar month, or £21,000 per annum, before any associated costs or outgoings. Based on the guide price, this represents a potential gross yield of approximately 7.0% at £300,000, reducing to 5.25% at £400,000.

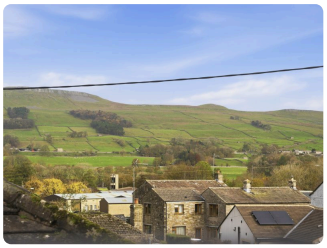
A viewing is highly recommended to appreciate the scope and flexibility of the property.

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GALLERY

Every room, inside and out



























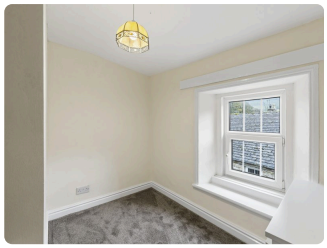




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GALLERY












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 Gayle Beck Gallery Shop & Flat 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

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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.

01 SHOP

Front

An inviting retail area, accessed via double doors from the street. Exposed floorboards. Ceiling downlights. Feature fireplace. Exposed stone wall. Stone steps down to cellar. 2 large display windows to the front.

Rear Shop Area

Open to the front but with opportunity for a different style or offering. Stone flag floor. Ceiling downlights. Electric radiator. Window to rear.

02 LOWER GROUND FLOOR

Cellar

Currently split into three rooms, as a store room, office and WC. Electric, power and water. Accessed via stone staircase from main shop floor. Very useful space either as storage or development.

Workshop

Useful workshop/storage area. Concrete floor. Beam and boarded ceiling. 2 Stain glass windows to front.

Store

Currently used as a office. Concrete floor. Stone staircase. Beam and boarded ceiling. Window.

WC/Utility

Concrete floor. WC. Wash basin. Base units. Beam and boarded ceiling. Window.

03 APARTMENT

FIRST FLOOR

Ground floor entrance. Fitted carpet to stairs. Coat hooks. Wall mounted radiator. Window to rear.

Landing

Fitted carpet. Wall mounted radiator. Stairs to second floor.

Kitchen

Spacious kitchen, with central island. Range of wall and base units with electric oven, hob and extractor fan. Composite sink and drainer. Plumbing for washing machine and dishwasher. Space for fridge freezer. Feature cast iron fireplace. Window to rear with lovely views of the Dale and Stags Fell.

Living Room /Dining Area

Large room with lounge and dining area. Fitted carpet. Wall mounted radiators. Built in storage cupboards. 2 windows to the front overlooking the town.

04 SECOND FLOOR

Bedroom 1

Large rear bedroom. Fitted carpet. Wall mounted radiator. Feature cast iron fireplace. Window to rear with fantastic views of Stags Fell.

Bedroom 2

Front double bedroom. Fitted carpet. Wall mounted radiator. Window to front.

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THE ACCOMMODATION

04 SECOND FLOOR

Bedroom 3

Front single bedroom. Fitted carpet. Wall mounted radiator. Window to front.

Bathroom

Modern suite. WC. Bath with shower over. Wash basin. Airing cupboard.

05 OUTSIDE

Rear

Low maintenance stone flagged patio area. External oil boiler. Oil Tank. Great space for seating and potted plants.

06 AGENTS NOTES

Property Information

Local Authority: North Yorkshire Council Council Tax: Flat - Band B Shop: Business Rates Conservation Area: No Flood Risk: Medium Floor Area: Approximately 1,054 sq ft (98 sq m) Plot Size: Approximately 0.03 acres (two plots) Heating: Oil central heating to the apartment Water & Drainage: Mains water and drainage Tenure: Freehold Mobile Coverage: EE, Vodafone, Three and O2 Broadband: Basic broadband available with speeds of up to 20 Mbps, with superfast broadband also available.

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

Interactive floorplan

my.matterport.com

"Character 3 Bedroom Apartment & Retail Shop

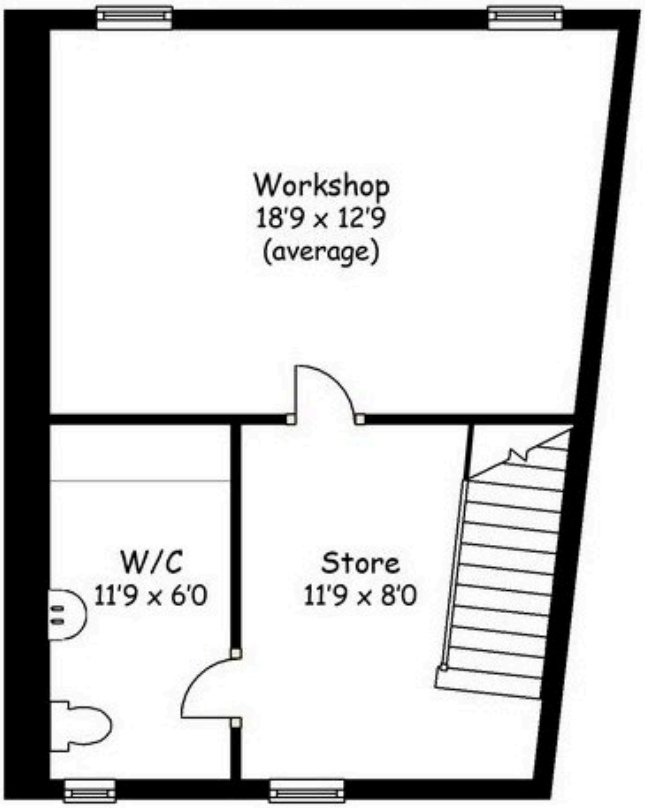
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Gayle Beck Shop, Hawes

Total area: approx. 78.7 sq. metres (847.5 sq. feet)

Lower Ground Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



Ground Floor

Approx. 41.1 sq. metres (442.9 sq. feet)

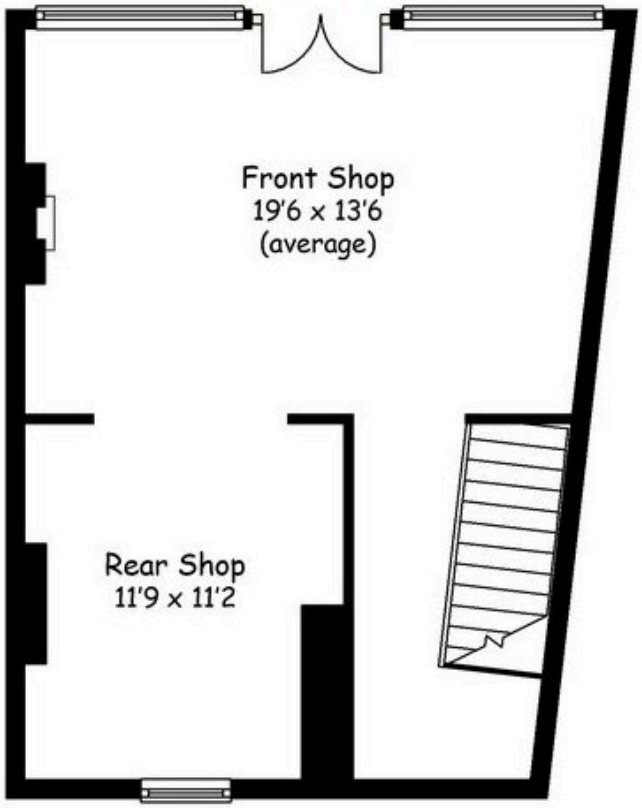
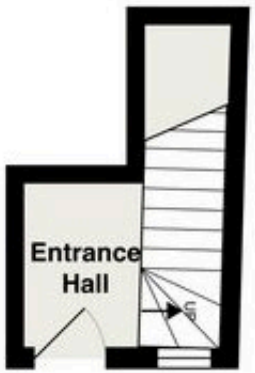


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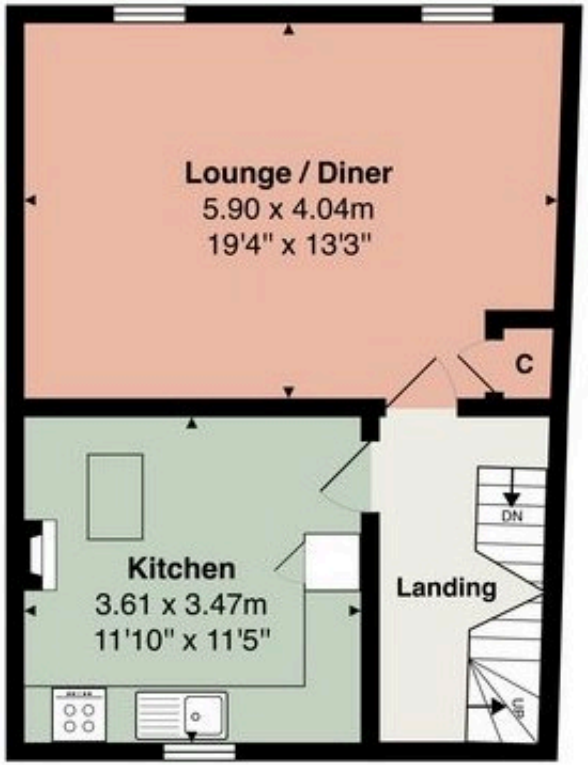
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Gayle Beck Gallery Flat, Hawes, DL8 3QL

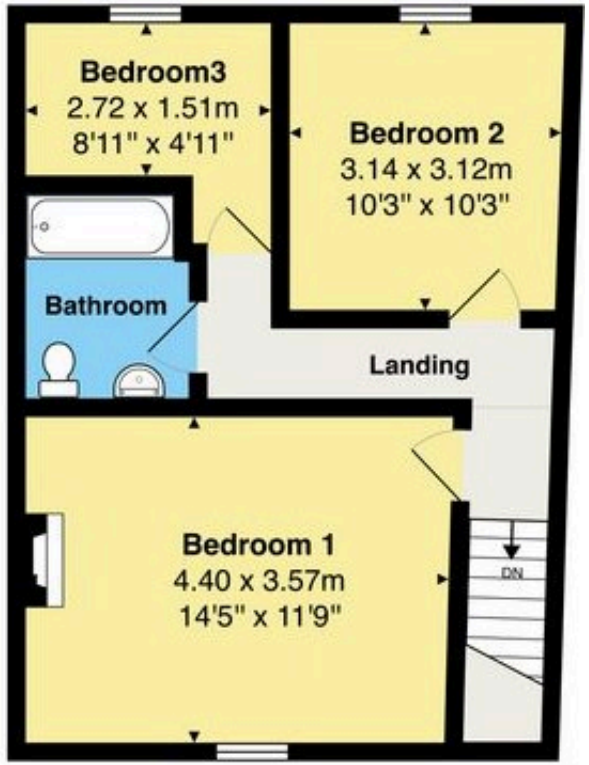
Total Area: 92.8 m² ... 999 ft²



Ground Floor
Area: 5.3 m² ... 57 ft²



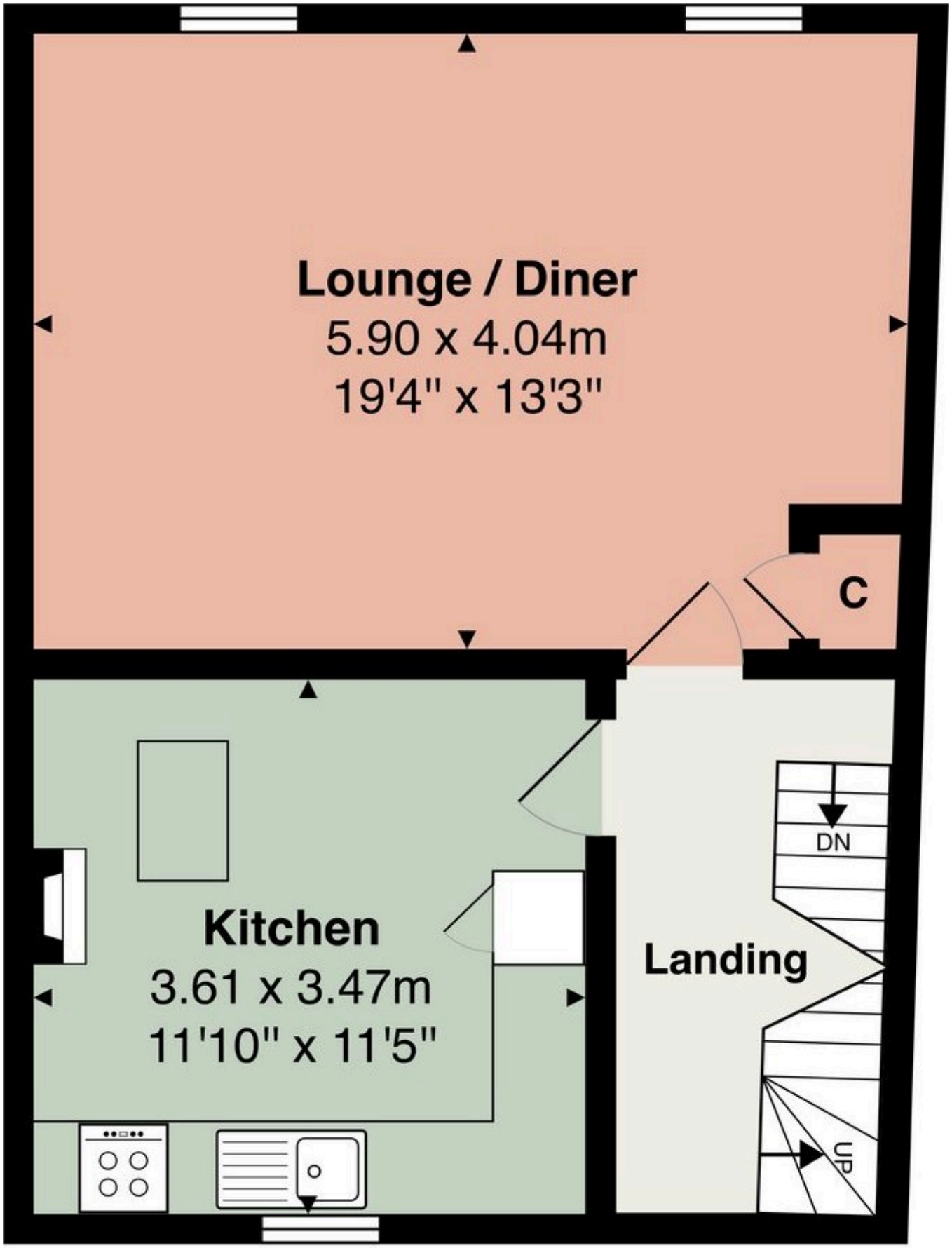
First Floor
Area: 43.6 m² ... 469 ft²



Second Floor
Area: 43.9 m² ... 472 ft²

Floor plan produced for J.R. Hopper & Co. by Abide Studios.
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Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

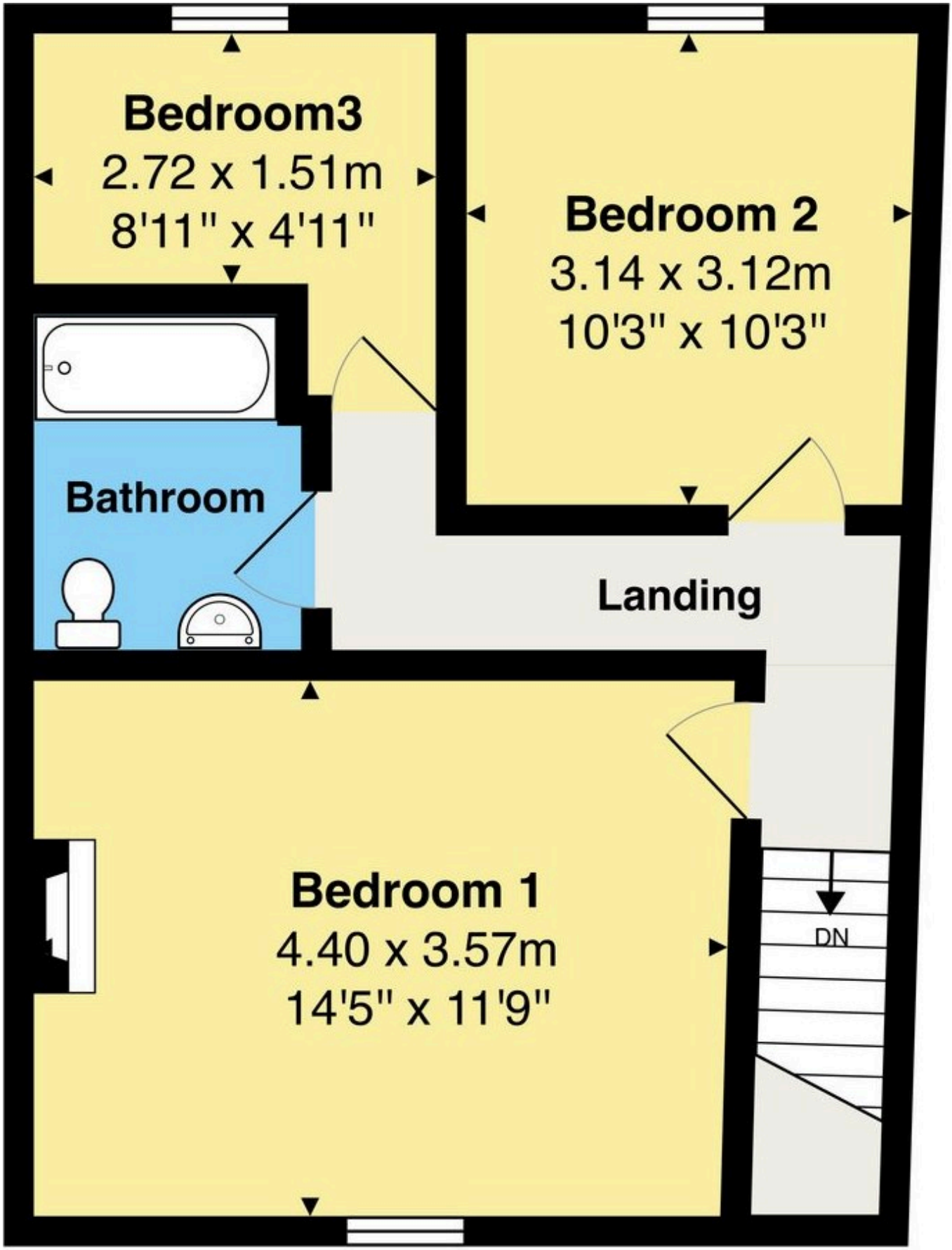
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First Floor

Area: 43.6 m² ... 469 ft²

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Second Floor

Area: 43.9 m² ... 472 ft²

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