

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

J.R. HOPPER & Co. EST. 1886
www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936
Hawes 01969 667744
Settle 01729 825311
Kirkby Stephen 01768 258002

"For Sales In The Dales"



Yore Mill Craft Shop & Gallery & Teashop, Aysgarth

- Grade II Listed Building
- Yore Mill Craft Shop, Gallery And Owners Accom & Mill Race Teashop
- Investment Opportunity, With Two Business Tenancies. Rent, In Total Of £30,288 Per Annum (Approx 8% Yield)
- Very Popular Tourist Location, Looking Onto The Aysgarth Falls
- 10 Year Business Leases
- Rent Rises Linked To RPI
- Landlord Maintains Roof & Main Structure

Postcode: **DL8 3SR**

Tenure: **Freehold**

Council Tax Band: **TBC**

Energy Efficiency Band:
EPC Exempt

Local & Planning
Authority:
**Richmondshire District
Council**

Guide Price: £350,000 - £400,000



Aysgarth Yore Mill Craft Shop and Gallery & Mill Race teashop presents a unique opportunity to purchase an investment property in the Heart of the Yorkshire Dales.

Aysgarth Falls has attracted visitors for over 200 years. William Wordsworth, John Ruskin and J M W Turner have all recognised The Falls' outstanding beauty. More recently The Falls were used as a location in the Kevin Costner film Robin Hood, Prince of Thieves. It is undoubtedly a 'tourist hotspot'. They are located in close proximity to the busy A684 tourist road in a central position between Leyburn and Hawes.

The Village of Aysgarth itself is a popular village with an excellent range of amenities. It has 2 pubs, a shop and garage, church, chapel, doctors and village hall. There are excellent walks in all directions including The Pennine Way, Coast to Coast and The Dales Way. The popular Herriot Way walking route starts in Aysgarth.

Yore Mill, built in 1784, was previously used as a cotton, woollen and corn mill. The building is ideally positioned on the bridge overlooking the upper falls, providing a fantastic setting and excellent location. Over the years, the building has been split into two commercial parts, each having excellent tenants and each with a recently renewed ten-year lease. Together the leases offer an existing income of £30,288 per annum.

The Mill Race Teashop itself has a wealth of character with fantastic, exposed beams and stone archway. The ground floor offers a spacious shop/tearoom, along with a catering kitchen. To the lower ground floor there is a large storeroom and toilets.

The current tenants of the Teashop pay a rent of £13,953 per annum, on a newly 10-year drawn up lease.

Yore Mill Craft Shop, Gallery and owners accommodation is also tenanted, they pay a rent of £16,335 per annum, on a newly 10-year drawn up lease. These are RPI linked increasing every year and apply from June 15th 2023 to June 14th 2024.

The shop comprises 4 internal shop rooms as the main trading areas for the business and a lower ground floor storeroom.

Above the shop is a 3-bedroom flat, which provides living accommodation for the business owners. There is also a 1-bedroom cottage, which the current leaseholders run as a successful holiday let.

Externally, there is off road parking for 2 cars, and a single garage with power and light, up and over door and a separate personnel door.

Yore Mill Craft Shop and Gallery & Mill Race Teashop is an ideal investment opportunity.

Landlords Repairing Covenant

Landlord repairs roof, main walls, timbers and main structure, excluding parts tenant is liable to repair. They are also responsible for keeping electrical installation reports up to date, which they are.

Tenants are responsible for building insurance, which the landlord organises.

CRAFT SHOP

ACCOMODATION

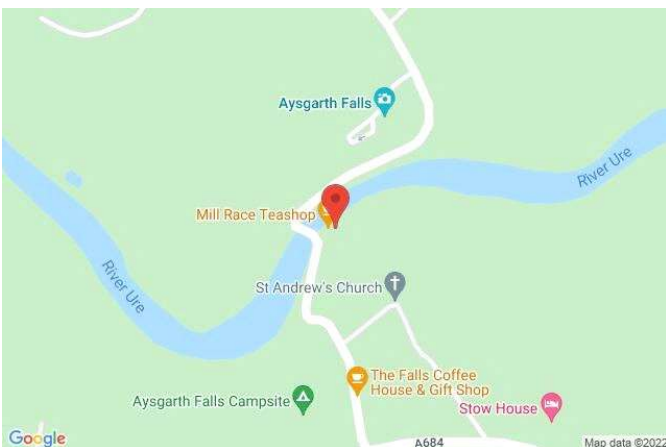
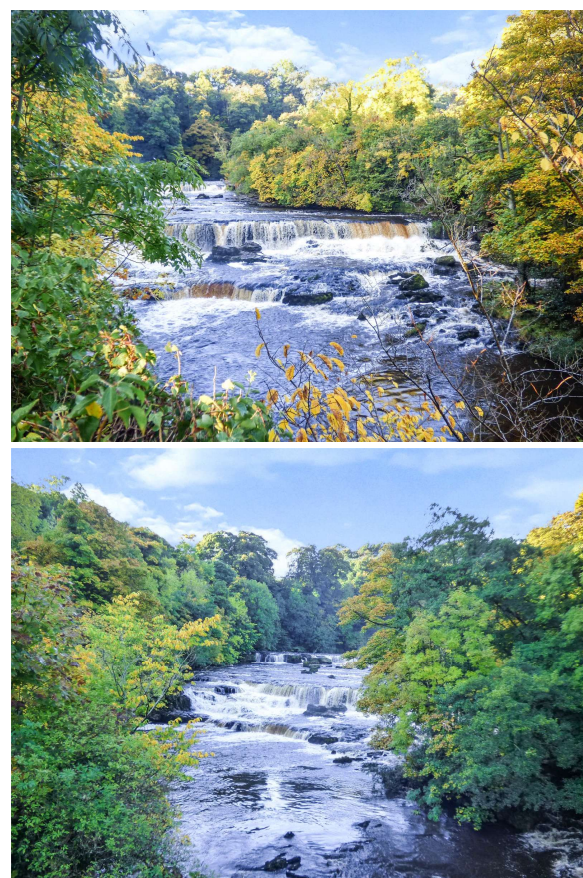
HOLIDAY COTTAGE 1 Bedroom holiday let, ran by the Craft Shop tenants. Accessed via external stairs to the rear.

TEA ROOM 14'2" x 43' (4.32m x 13.1m).

OUTSIDE

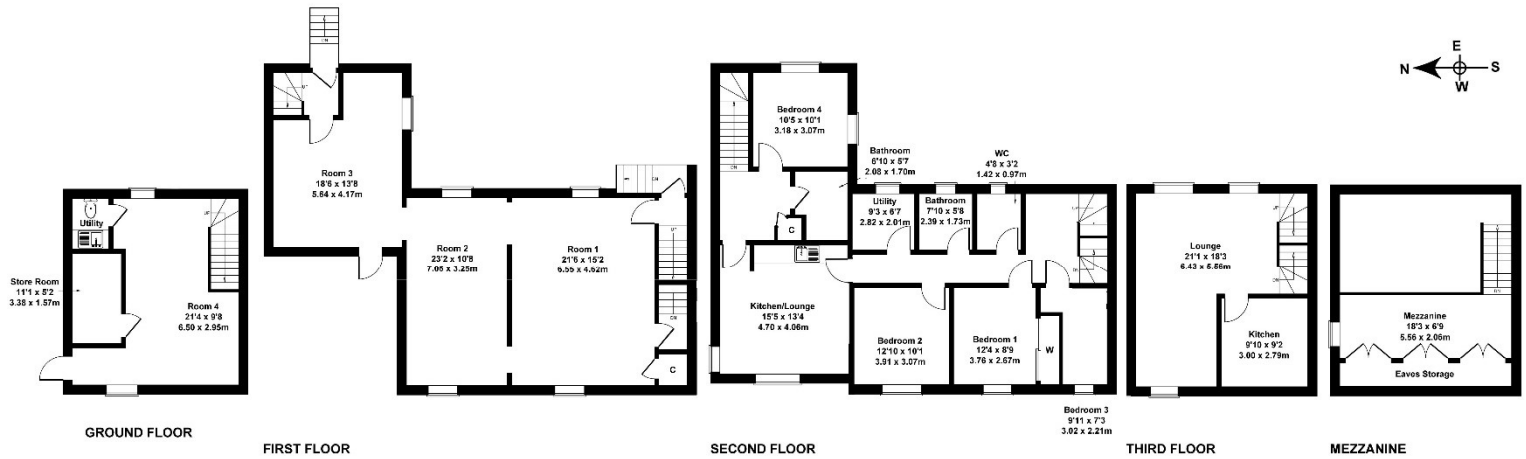
PARKING Off road parking for 2/3 cars.

GARAGE 22'5" x 14'9" (6.83m x 4.5m). Large garage space with power and light. Up and over door. Personnel door. 2 windows to the rear.



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.

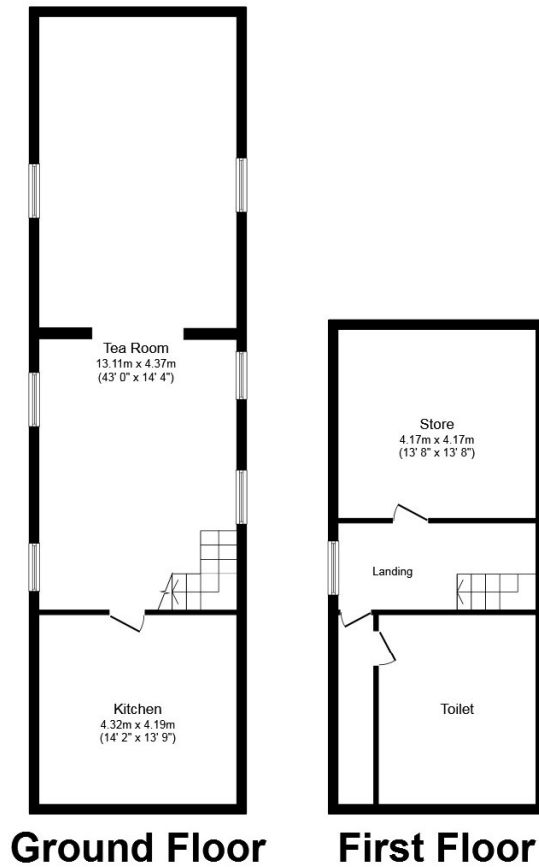
Yoremill Craft Shop



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.