



Commercial Premises, Town Foot, Burtersett Road
Hawes, North Yorkshire, DL8 3NT
Guide Price £295,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A fantastic opportunity to purchase two commercial units in the charming market town of Hawes.

- One vacant retail unit extending to approximately 81.3m²
- Occupied takeaway restaurant unit extending to approximately 112m²
 - Off street parking
 - Accessible location
- Energy performance ratings C 75 and E 111



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LOCATION

Hawes is a charming market town situated in the heart of the Yorkshire Dales National Park. Positioned at the head of Wensleydale, Hawes is renowned for its picturesque landscapes, characterized by rolling hills and serves as a gateway to numerous walking and hiking trails, including the Pennine Way, which passes through the town, attracting many visitors to the area. Nearby attractions include Hardraw Force, England's highest single-drop waterfall, and the scenic Buttertubs Pass, a popular route for cyclists and visitors.

Hawes lies approximately 16 miles west of Leyburn and 16 miles east of Sedbergh. The M6 is approximately 21 miles to the west of Hawes with the A1(M) being 27 miles to the east. Teesside International Airport is situated approximately 34 miles (44 miles by road) to the northeast of the Property.

what3words ///waistcoat.cheese.legroom

DESCRIPTION

Town Foot comprises two commercial units, with one being a takeaway restaurant and the other being a retail unit. The restaurant is currently tenanted and comprises a raised kitchen space to the rear of the unit with a café area to the front.

The vacant retail unit has a good-sized shop/sales area with office and storage space lying to the rear of the unit. The property has street frontage and space for a vehicle to park in front of each unit. The property would lend itself to additional uses beyond those that it has been used for most recently,

including office/studio space and community-based use (subject to change of use).

Lying just off the town center brings the benefits of on-street parking opposite the property, with the public car park behind providing additional parking facilities, whereas this is more limited in the town center itself.

SERVICES

The property is served by mains water, drainage and electricity and has LPG gas.

ENERGY PERFORMANCE CERTIFICATE

The retail premises is EPC rating C 75. The takeaway restaurant is EPC rating E 111.

RATEABLE VALUE

In relation to the subject property's rateable value, this is assessed for the purposes of the 2023 Rating List as follows:

Description	Rateable Value	Rates Liability
Shop And Premises	£9,000	£4,491
Café And Premises	£7,300	£3,642

The Uniform Business Rate (UBR) for the financial year 2025/2026 is £0.555 (where the Rateable Value is £51,000 or more) and £0.499 (where the Rateable value is less than £51,000).

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning

Information Service there is a low risk of flooding from surface water, rivers and sea.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold. There is currently a 15 year FRI lease in place effective from 21st March 2015 on the restaurant. The retail unit is currently vacant.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

North Yorkshire Council
0300 131 2 131

NOTES

Particulars prepared – June 2025
Photographs taken – May 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified

information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

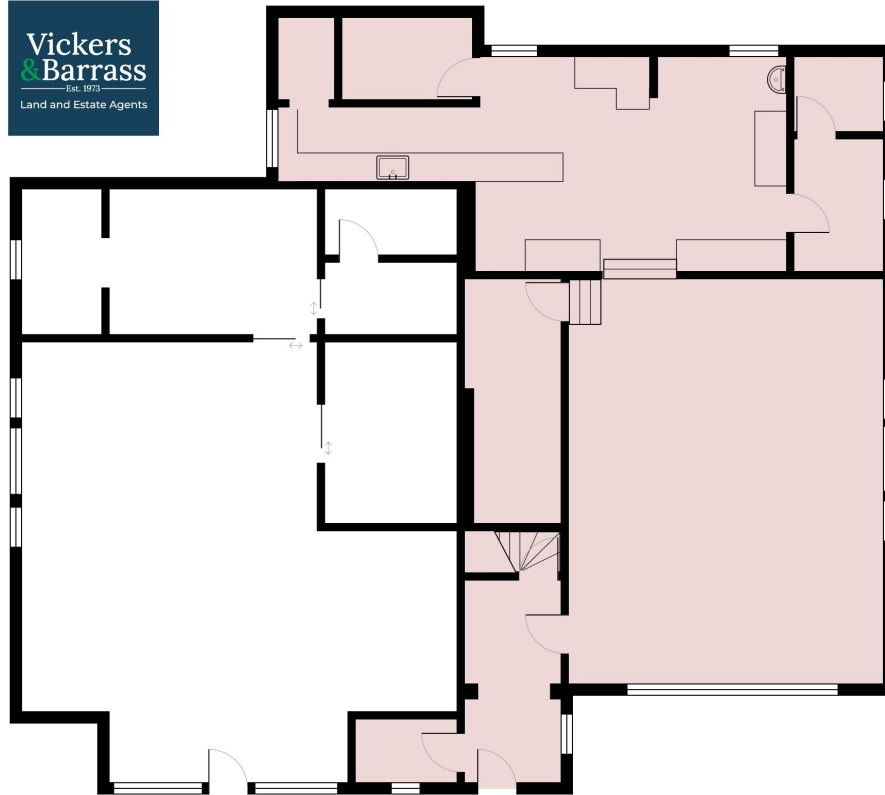
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





All measurements are approximate and for display purposes only

MEASUREMENTS

RETAIL UNIT

(White area)

Front Entrance	1.69m x 1.67m
Sales Area including Office	7.85m x 7.47m
Window Area	4.42m x 1.67m
Partitioned Office	2.47m x 1.72m
Rear Store	4.11m x 2.42m
Small Store	1.83m x 2.42m
Lobby	1.71m x 0.92m
Toilet	1.71m x 0.93m

TAKEAWAY RESTAURANT

(Red area)

Front Entrance	2.00m x 1.83m
Inner Lobby	2.57m x 1.69m
Sales Area	7.86m x 6.09m
Raised Area	2.55m x 1.83m + 2.01m x 3.07m
Lobby and Toilets	4.16m x 1.88m
Open Plan Kitchen	3.99m x 4.14m
Kitchen Area	4.12m x 3.34m
Store	1.25m x 4.29m
Preparation Area	4.29m x 1.82m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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