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# KILN HILL, MARKET PLACE

Hawes, North Yorkshire DL8 3RA



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

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# KILN HILL, MARKET PLACE

Hawes, North Yorkshire DL8 3RA

An attractive commercial investment opportunity, occupied by an established local business.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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### Situation & Amenities

The property is situated in the centre of Hawes, at the heart of the Yorkshire Dales.

Hawes is a well serviced market town within the Yorkshire Dales National Park, with services, amenities and local attractions including a variety of shops, cafes and public houses.

Despite its rural position, Hawes benefits from a central location on the A684, which leads to the M6 to the west (circa 20 miles) and the A1(M) to the east (circa 28 miles).

Kiln Hill is situated just off the A684, in the Market Place, with a variety of other retailers and business surrounding.

### Description

Kiln Hill presents an exciting investment opportunity, occupied by a well-established local business in the heart of the Yorkshire Dales.

The building occupies a terraced position and is of traditional construction, set under a pitched roof. The property has a large, glazed shop front window, with a canopy to the front and signage above.

Internally, the property is set over three floors, with a reception area, kitchen and meeting room / office to the ground floor, two offices and a WC to the first floor and two further offices to the second floor. The property extends to a total of 152.1 sqm / 1637 sqft.

The property benefits from mains connections to electric, water and sewerage, with heating via electric storage heaters.

Externally, there is no private curtilage associated with the property, however there is parking available on the market place.

### Tenure / Occupation

The property is held Freehold and is registered with HM Land Registry under Title Number NYK240529.

The property is to be sold as an investment with a commercial lease in place and is occupied by O'Reilly Chartered Accountants, a well-established local business, with a strong covenant. The original lease was for a term of 5 years from 20th April 2015 and as such the current tenant is now holding over. The rent passing is £15,000 per annum. The lease is not contracted out of sections 24 - 28 of the Landlord and Tenant Act 1954 and as such the current tenant has security of tenure.

### Services

The property benefits from mains connections to electric, water and sewerage, with heating via electric storage heaters.

### Local Authority

Richmondshire District Council and within the Yorkshire Dales National Park.

### Business Rates

Kiln Hill has a rateable value of £10,750 and should qualify for small business rates relief in full.

### VAT

Any guide prices quoted or discussed, are exclusive of VAT. In the event of the sale of the property, or any part of it, or right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

### Viewings

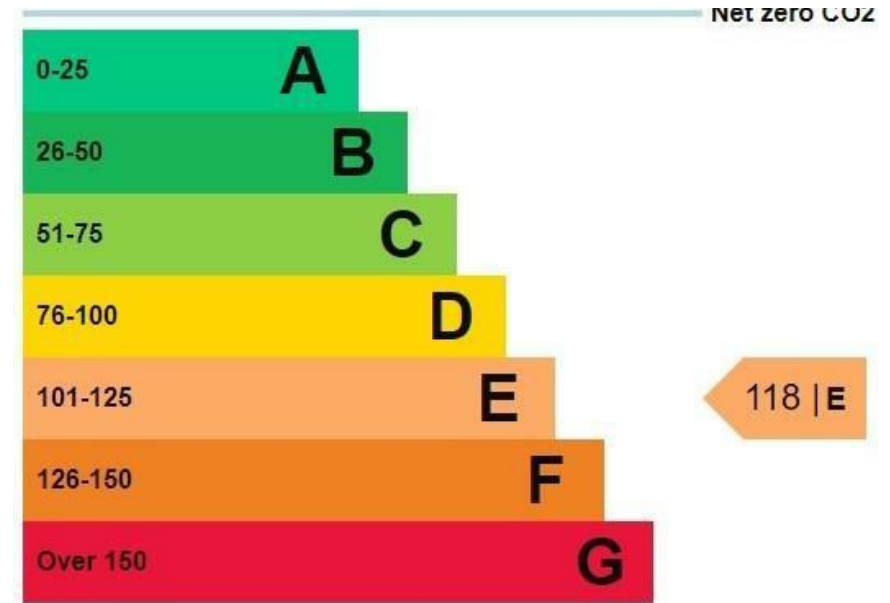
By arrangement with the agents GSC Grays. Tel: 01969 600120

### Energy Performance

The property has an EPC rating of E (118), expiring on 7th November 2029.

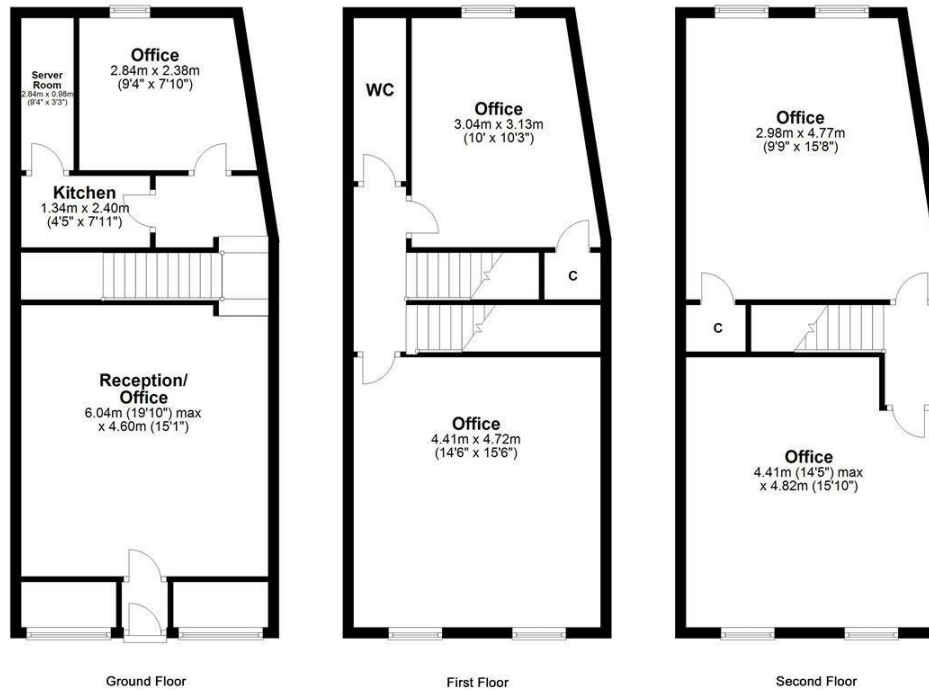
### Particulars

Details prepared and photographs taken September 2022.



## Kiln Hill Market Place, Hawes

Total area: approx. 152.1 sq. metres (1637.2 sq. feet)

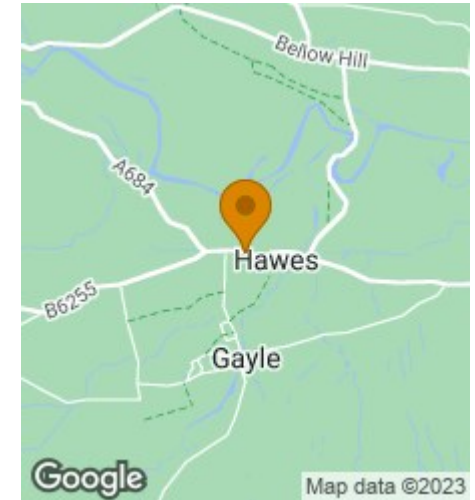


Ground Floor

First Floor

Second Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd



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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.