11 High Street/1 Kings Court, Pateley Bridge, HG3 5AP



Mixed Use Freehold Opportunity in the centre of Pateley Bridge

- Grade II listed building in centre of Pateley Bridge
- Vacant Ground floor retail unit (previously a Barbers Shop)
- Open plan retail accommodation with separate WC facility
- Vacant 1 bedroom self contained flat 'The Wrens Nest' on upper floors
- Kitchen, bathroom and living room and attic bedroom
- £195,000 freehold with full vacant possession

Investment

FOR SALE

743 sq ft

(69.03 sq m)

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Summary

Available Size	743 sq ft
Price	£195,000
Rateable Value	£5,000 A new tenant for the ground floor retail will benefit from small business rates (no rates payable) as the rateable value is below the £12,000 threshold. Interested parties are advised to contact the local rating authority North Yorkshire Council 01423 500600. The residential flat is within Council Band A wef 01/01/2026.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D







Description

11 High Street is a Grade II listed property centrally located in the market town of Pateley Bridge, North Yorkshire, within the Nidderdale National Landscape (formerly Area of Outstanding Natural Beauty).
Dating back to the mid-18th century, this historic stone building sits directly on the town's characterful, narrow High Street, which is renowned for its traditional stone buildings, award-winning butchers, and independent shops.

The property comprises a ground floor retail unit recently used as a Barbers Shop and provides an open plan areas with a separate WC facility. The flat on the upper floors is accessed from the rear of the property and provides a kitchen, bathroom and living room on the first floor with a staircase to the attic bedroom.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Retail Sales	238	22.11	Available
1st - Floor 1 bed Flat	505	46.92	Available
Total	**743**	**69.03**	

Location

Pateley Bridge is centrally positioned in the Nidderdale National Landscape in North Yorkshire, serving as a rural gateway relative to the region's major cities and towns. It sits roughly 14 miles north-west of Harrogate, which is its closest major urban hub and the primary point of transit connection via the B6165.

In relation to the larger cities in West and North Yorkshire, Pateley Bridge is situated approximately 30 miles north-west of York and about 32 miles north of Leeds. This positioning places the market town far enough into the Yorkshire Dales to retain its distinct, tranquil countryside character, while remaining accessible within a 45-to-60-minute drive from the commercial and historic centres of Leeds and York.

Terms

The property is available freehold with full vacant possession throughout.

Viewing & Further Information

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