

HUNTERS[®]

HERE TO GET *you* THERE



Main Road

Hellifield, Skipton, BD23 4HX

Offers In Excess Of £319,950



- A superbly presented and spacious cafe / takeaway and apartment
- Catering equipment, fixtures and fittings included
- Train Station and Bus Route
- Great potential to increase hours / days
- Thousands of vehicles a day pass through the village
- Freehold
- Business included
- parking for circa 14 vehicles
- Also perhaps as a Bistro / Wine bar (subject to licence)
- Change type business no problem

Tel: 01756 700544

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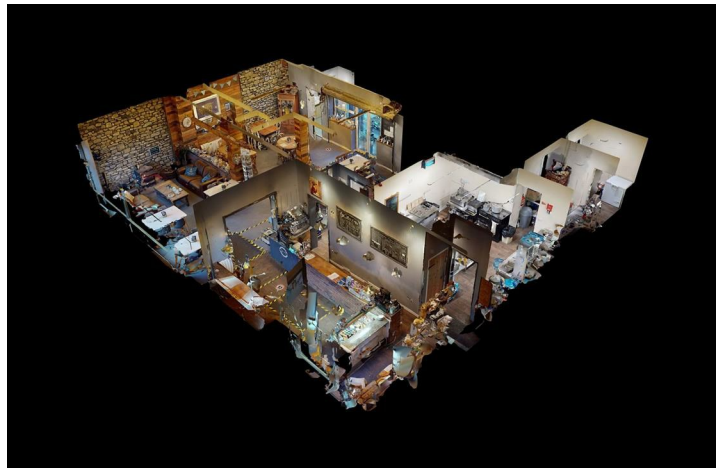
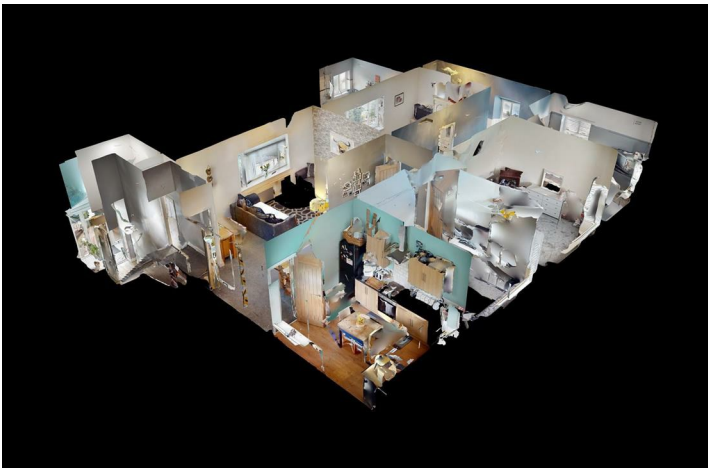
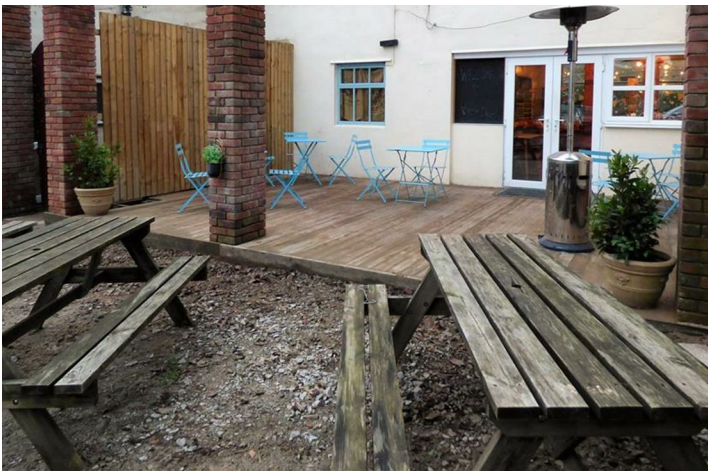
Fancy a lifestyle change and running your own cafe or Bistro? This is an exceptional space and opportunity to put your own stamp on a business that has much greater potential to grow and diversify. A spacious property at 2800 square feet across 2 floors, and set just back from A65 main route to The Lake District (think motor bikers and tourists wanting breakfast, lunch and supper). There is private parking for circa 14 vehicles to the front and back, and a Train Station and Bus Route in the village.

A rare opportunity to purchase this freehold 1400 square foot café and food / coffee take away, with great potential to further increase business by way of longer hours, evening openings, and with perhaps a licensed Bistro style offering. With equally large 1400 sq ft first floor apartment with breakfast-kitchen, living-dining room and 4 double bedrooms.

All catering equipment is included in the sale.

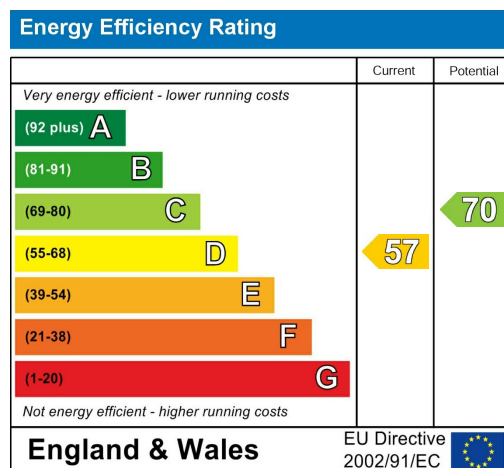
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Skipton Office on 01756 700544 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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