

55 MARKET PLACE, THIRSK YO7 1HA

SHOP TO LET

STAPLETON WATERHOUSE



Location

Thirsk is a Historic market town approximately 23 miles north of York and 40 miles north of Leeds. The property has a prime location on the north side of Market Place, in the busy and vibrant centre of Thirsk. Nearby occupiers are a mix of national retailers and local independents and include Cafe Nero, Holland & Barrett, Boots, WH Smith and Nationwide bank.

Description

Glass fronted double door entry, open plan ground floor shop with rear room storage with stairs leading up to the second floor kitchenette, bathroom and second storage room.

Accommodation

The unit provides the following approximate net floor areas:

Ground Floor	900 sq ft
First Floor	210 sq ft
Total	1,110 sq ft

01904 622226

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Services

Mains, electricity, water and drainage connected.

Planning

The property is not listed or situated within a conservation area.

Use Class E - Office use as designated under the new Use Class Order (2020).

EPC

51-75

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Lease Terms

The property is offered on a five-year lease subject to rent review at the end of the fifth year on effective full repairing and insuring terms.

Rent

£20,000 per annum plus VAT.

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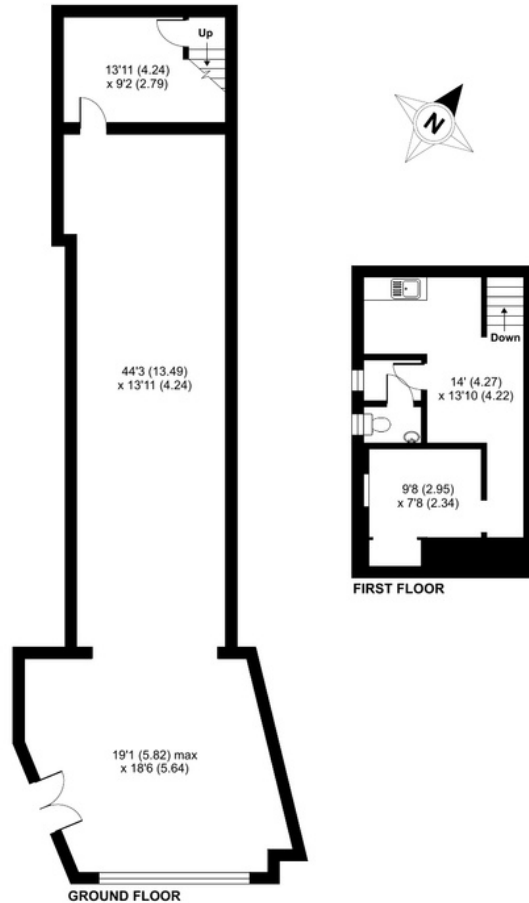
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Market Place, Thirsk, YO7

Approximate Area = 1417 sq ft / 131.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Stapleton Waterhouse Ltd. REF: 876514

Rates

We understand that the office unit is assessed for rating purposes as follows:

Rateable Value: £14,250
Rates Payable: £6,982.50

VAT

All costs exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

Further Information

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