

# 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:

Shop Front	52 sq ft
Shop Depth	203 sq ft
Ground Floor	900 sq ft
First Floor	210 sq ft
Total	1,110 sq ft

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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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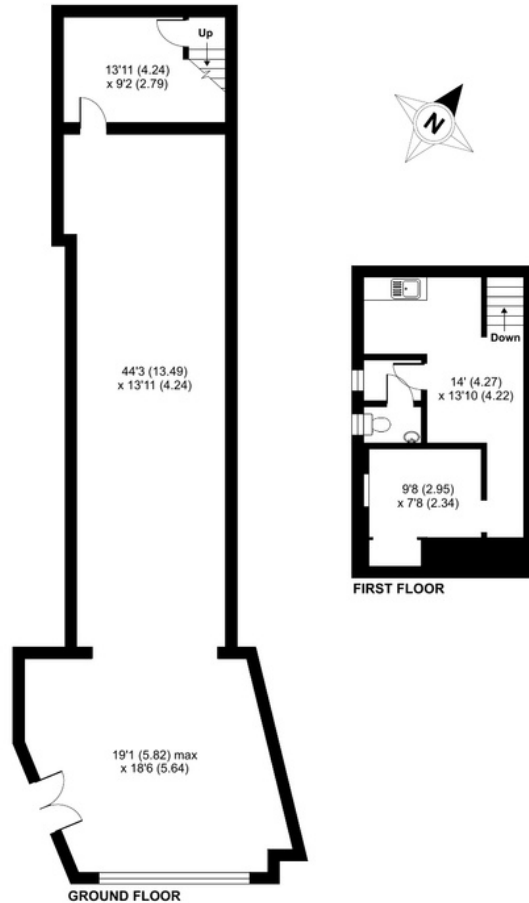
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### Market Place, Thirsk, YO7

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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