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 sa ft

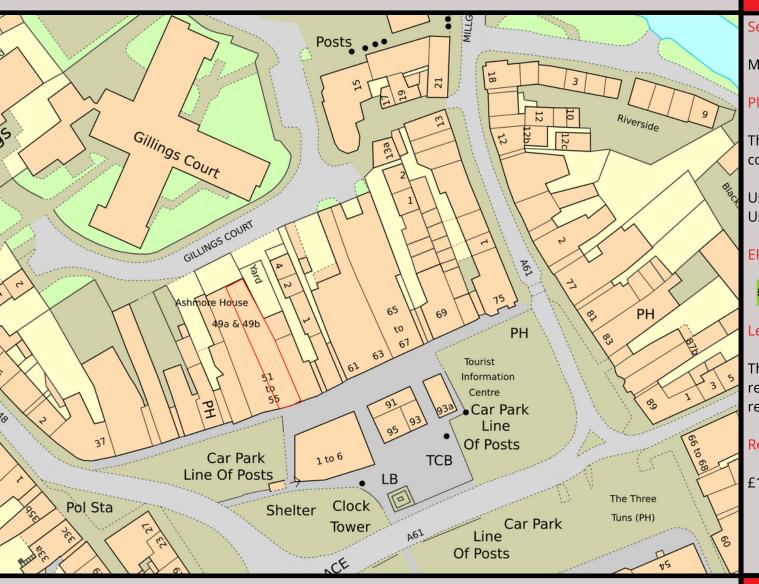
Ground Floor 900 sq ft
First Floor 210 sq ft
Total 1,110 sq ft

01904 622226

www.stapletonwaterhouse.com

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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	C	55 C

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

£17,500 per annum plus VAT.

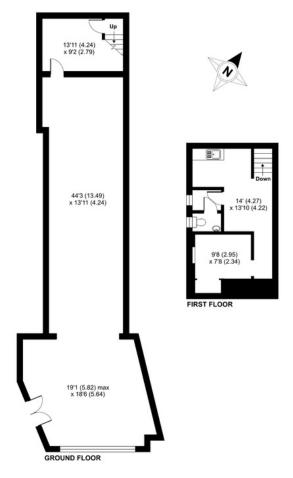
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Market Place, Thirsk, YO7

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





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

STAPLETON

WATERHOUSE

Rateable Value: £13,250 Rates Payable: £6,492.50

VAT

All costs exclusive of VAT.

Legal Costs

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

Further Information

David Waterhouse david@stapletonwaterhouse.com

01904 622226 2 Bar Lane, York, YO1 6JU



Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

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