

THIRSK YO7 1LB

14/16 MARKET PLACE

TO LET ON NEW LEASE CLOSE TO CARD FACTORY, BOOTS AND WH SMITH

LOCATION

Situated just off the A19 and close to the A1M between the North Yorkshire Moors and the Yorkshire Dales, Thirsk is a bustling Herriot Country market town 20 miles north of York and 25 miles south of Middlesbrough.

The mixed-use Sowerby Gateway Development and several other new housing schemes, 24-hour Tesco, etc, point to a thriving local economy.

The subject premises occupy a good location in a tenant line-up that includes **Card Factory, Boots, WH Smith, Holland & Barrett, Co-op Supermarket** and **Caffe Nero**.

The Market Place offers **171 car-spaces** and hosts an **open market** twice a week.

ACCOMMODATION

The premises comprise the following approximate dimensions and net floor areas:

Gross Frontage	25'0"	7.62m
Internal Width (average)	22'2"	6.76m
Shop Depth	56'8"	17.27m

Ground Floor Sales	1,126 sq ft	104.61 sq m
Ground Floor Ancillary	26 sq ft	2.42 sq m
First Floor Staff/Storage	417 sq ft	38.74 sq m
Second Floor Storage	507 sq ft	47.10 sq m

RENT

Offers in the region of £ 22,500 p.a. exclusive of rates are invited.

LEASE

The premises are available to let by way of a new full repairing and insuring lease subject to upward only rent reviews every 5 years.



COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 26,000.00
UBR (2018/2019)	48.0p
Rates Payable (2018/2019)	£ 12,818.00

This firm gives no warranty that these figures are accurate and interested parties are advised to make their own enquiries to Hambleton District Council Business Rates Department (tel: 01609 779977). The Rates Payable may be subject to transitional relief.

EPC

The property has an EPC rating of D(99). A copy of the EPC is available on request.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

For further information and viewing arrangements please direct all enquiries to the sole agents:

John Birtwistle D: 0113 383 3758
E: john.birtwistle@brassrow.co.uk

Jason Oddy D: 0113 383 3759
E: jason.oddy@brassrow.co.uk

SUBJECT TO CONTRACT



50 metres

Experian Goad Plan Created: 16/01/2018
Created By: Brassington Rowan



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