

## THIRSK YO7 1LB

# 18 MARKET PLACE

## NEW LEASE CLOSE TO THOMAS THE BAKER BOOTS AND WH SMITH



### LOCATION

Situated just off the A19 (with new, improved link-road) 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, Thirsk Racecourse and the James Herriot Museum all point to a diverse and thriving local economy.

The subject premises occupy a good location in a tenant line-up that includes **Boots, WH Smith, Holland & Barrett, Co-op Supermarket, butchers, bakers and Caffè 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)	24'6"	7.47m
Shop Depth	46'4"	14.12m
Ground Floor Sales	1,067 sq ft	99.13 sq m
First Floor Office/Staff	278 sq ft	25.83 sq m
First Floor Storage	490 sq ft	45.52 sq m
Second Floor Storage	405 sq ft	37.62 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	£30,250.00
UBR (2022/2023)	49.1p
Rates Payable (2022/2023)	£14,852.75
Estimated Payable with Retail Relief	£ 7,426.38

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business and/or other reliefs.

### EPC

The property has an EPC rating of D(91). A copy of the EPC is available on request.

### VAT

The property is NOT VAT REGISTERED.

### VIEWING & FURTHER INFORMATION

For further information and viewing arrangements please direct all enquiries to Brassington Rowan:

John Birtwistle	D:	0113 383 3758
	E:	john.birtwistle@brassrow.co.uk
Jason Oddy	D:	0113 383 3759
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or our joint agents Savills:

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### SUBJECT TO CONTRACT



50 metres  
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Created By: Brassington Rowan

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