



**14a Market Place, Thirsk**

£250,000

**Stephensons**  
commercial

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Est. 1871

## Market Place, Thirsk YO7 1LB

£250,000

An excellent opportunity to acquire a prominent town centre office building occupying a central position just off Market Place, Thirsk. Whilst currently providing well-presented office accommodation, the property also offers significant redevelopment and conversion potential, with scope for residential, mixed-use or alternative commercial uses, subject to the necessary planning consents.

### DESCRIPTION

The property comprises an office building arranged over ground and first floors. The accommodation currently provides a reception area, open plan offices, meeting/training room, private offices, kitchen facilities, accessible WC and additional welfare facilities.

In addition to its existing office use, the property presents an attractive asset management and development opportunity. The existing layout and town centre location are considered suitable for a range of alternative uses, including residential conversion, mixed-use redevelopment or continued commercial occupation, subject to obtaining the necessary statutory consents.

Net Internal Area: 122.9 sq.m (1,323 sq. ft)

Gross Internal Area: 183.02 sq.m (1,970 sq.ft)

### LOCATION

The property occupies a central position just off Market Place, in the heart of Thirsk town centre. The surrounding area comprises a good mix of national and independent retailers, cafés, restaurants and professional services, providing an attractive business environment with excellent local amenities. Thirsk benefits from excellent road communications via the A19, A168 and A1(M), with Thirsk railway station providing regular services to York, Leeds and London Kings Cross.



Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



### SERVICES

Mains electricity, water and drainage are understood to be connected. Interested parties should satisfy themselves as to the suitability and capacity of all services.

### TENURE

Freehold subject to vacant possession.

The property is available by way of a new Full Repairing and Insuring lease at a quoting rent of £15,000 per annum exclusive. Lease length and other terms are available by negotiation.

### LOCAL AUTHORITY

North Yorkshire Council.

### RATING ASSESSMENT

Offices at Porter Vaults Yard R/o 14/16, Market Place, Thirsk: £10,250

### PLANNING PERMISSION

We understand the property has planning consent for office use (Use Class E). Interested parties should satisfy themselves as to the suitability of their intended use.

### ENERGY PERFORMANCE CERTIFICATE

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### VIEWINGS

Strictly by appointment through the sole agents - Stephenson's Estate Agents (Commercial)

### COSTS

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

### VALUE ADDED TAX

All figures stated are exclusive of VAT.

### ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers & tenants. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser/tenant is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale/Heads of Terms to the solicitors and is non-refundable should the purchase/letting subsequently not proceed.

## Partners:

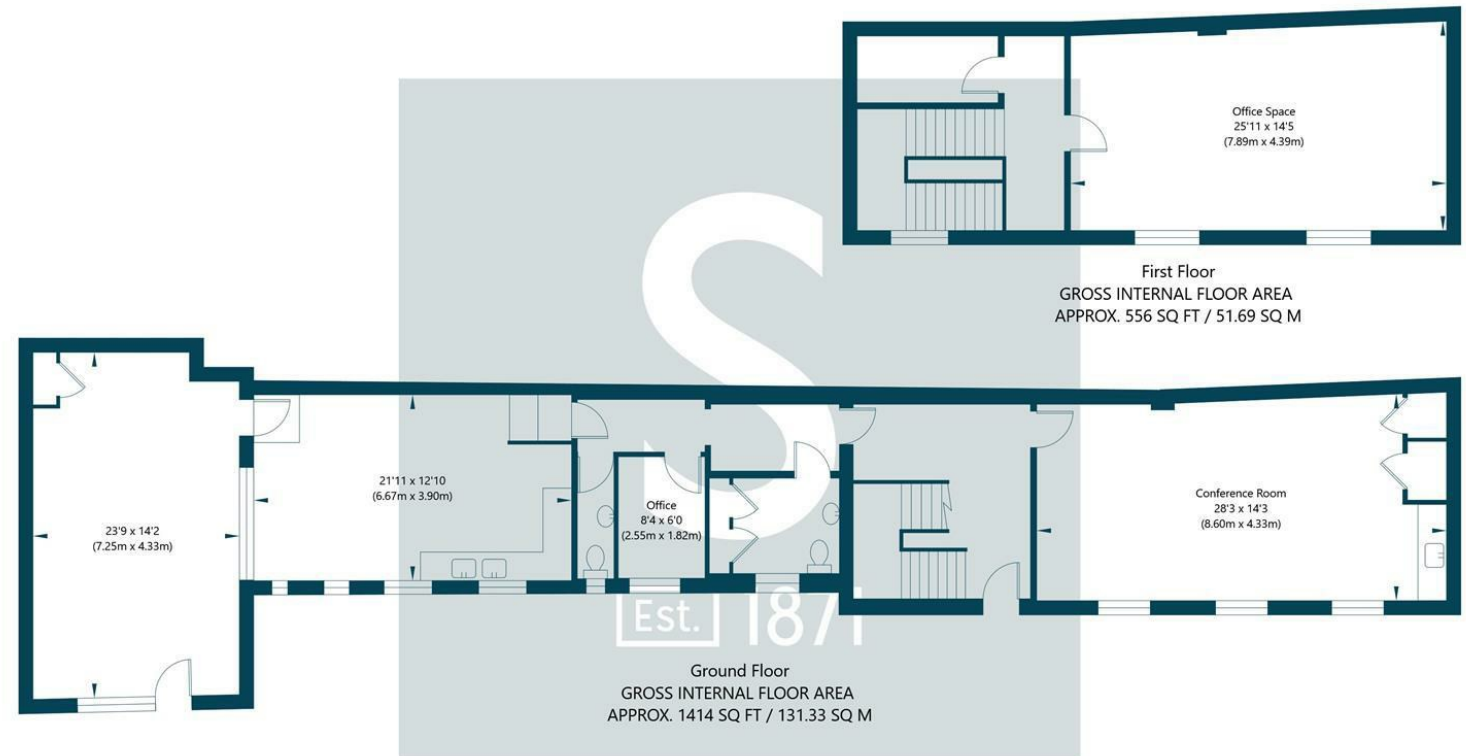
J F Stephenson MA (Cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
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 O J Newby FNAEA  
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 J C Drewniak BA (Hons)  
 E G Newby MRICS  
 T Brooks MNAEA

## Associate Partners:

N Lawrence  
 I Jarvis MNAEA

York: 01904 625533  
 Boroughbridge: 01423 324324  
 Easingwold: 01347 821145  
 Selby: 01757 706707  
 Haxby: 01904 809900

## Market Place, Thirsk, YO7 1LB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1970 SQ FT / 183.02 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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