

To Let

Ground Floor Shop Premises

69 Market Street, Thirsk, North Yorkshire YO7 1EY

For further information
please contact:

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Location

The property is located in the busy market town of Thirsk, approximately 20 miles north of York, approximately 1 mile from the A19 and within easy access of nearby A1 which lies approximately 7.5 miles to the southwest and connects to the national motorway network.

Thirsk is popular with tourists and has a busy weekly market. Nearby occupiers include; Heron Foods, William Hill and HSBC Bank. A pay and display car park is opposite the shop entrance.

Description

The premises comprise a ground floor lock up shop.

Terms

The premises are available by way of an assignment or underlease for a term expiring 20 April 2021.

Rent

£17,000 per annum exclusive.

Business Rates

The property is assessed for business rates as follows:

Rateable value: £11,500

Rate in (2017/18): 46.6p

Rates Payable: £5,359

This information is for guidance purposes only.

Accommodation

| | | |
|----------------|----------|--------|
| Gross Frontage | 20'11 ft | 6.37 m |
| Internal Width | 19'5 ft | 5.92 m |
| Shop Depth | 20'9 ft | 6.33 m |

| | | |
|---------------------|-----------|------------|
| Ground Floor Retail | 355 sq ft | 32.98 sq m |
| Ancillary | 75 sq ft | 7.02 sq m |

Legal costs

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

VAT

All prices, premiums and rents etc, are quoted exclusive of VAT at the prevailing rate.

EPC

Further details upon request.

Viewing

Strictly by prior appointment with the agents.



GVA

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