



# TO LET – office/leisure/beauty

Ground floor, 2 Castlegate, Thirsk YO7 1HL

Total 105.1 m<sup>2</sup> (1,128 sq ft)

CONNECT NORTH EAST  
PROPERTY  
01642 602001

## LOCATION

Situated just off the A19 and close to the A1(M) 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 traditional location in Castlegate just off the towns Market Place. The location supports a mixed tenant line-up with 171 car-spaces close by in the market Place which hosts a weekly open market.

## DESCRIPTION

The available space comprises of the ground floor and mezzanine area in a detached building formerly The National Savings Bank. An imposing and statement property constructed of brick with a dual pitch slate roof. The property has been totally refurbished and decorated to an exceptional standard with new fitted kitchen, WCs and stylish LED lighting. The property is ready for immediate occupation.

The property offers potential for uses including retail, leisure, office or studio. Hot food or bar uses are not suitable. The space is front serviced and with its own metered supplies of electricity and water.

## ACCOMMODATION

Briefly, the properties provide the following approximate net internal areas:

### Ground Floor

Front Lobby	10.0 m <sup>2</sup>	(108 sq ft)
Sales	47.6 m <sup>2</sup>	(513 sq ft)
Stores	6.5 m <sup>2</sup>	(66 sq ft)
<b>Sub Total</b>	<b>64.1 m<sup>2</sup></b>	<b>(687 sq ft)</b>

M/F & DWC

### Mezzanine

Sales/office	30.7 m <sup>2</sup>	(331 sq ft)
Office	10.3 m <sup>2</sup>	(110 sq ft)
<b>SubTotal</b>	<b>41.0 m<sup>2</sup></b>	<b>(441 sq ft)</b>

**Total** **105.1 m<sup>2</sup>** **(1,128 sq ft)**

Two carparking spaces will be provided close by the landlord. Further spaces may be available by negotiation.

## PLANNING

We are informed that the property has an existing E class retail consent. Alternative retail uses may be permitted. Interested parties are encouraged to make their own enquiries with the local planning authority.

## RATES

With effect from 1 April 2023 we understand the property is assessed for rating with a Rateable Value of £7,500. **\*Occupiers may be eligible for 100% Small Business Rates Relief.** Interested parties should verify the accuracy of this information and rates payable

## TERMS

The premises are available to let by way of a new effective full repairing and insuring lease at a commencing rental of £25,000 per annum exclusive for a term of years to be agreed.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate Assessment is to be carried out and will be available on completion.

## VIEWING

Strictly by appointment through the sole agents Connect Property North East:

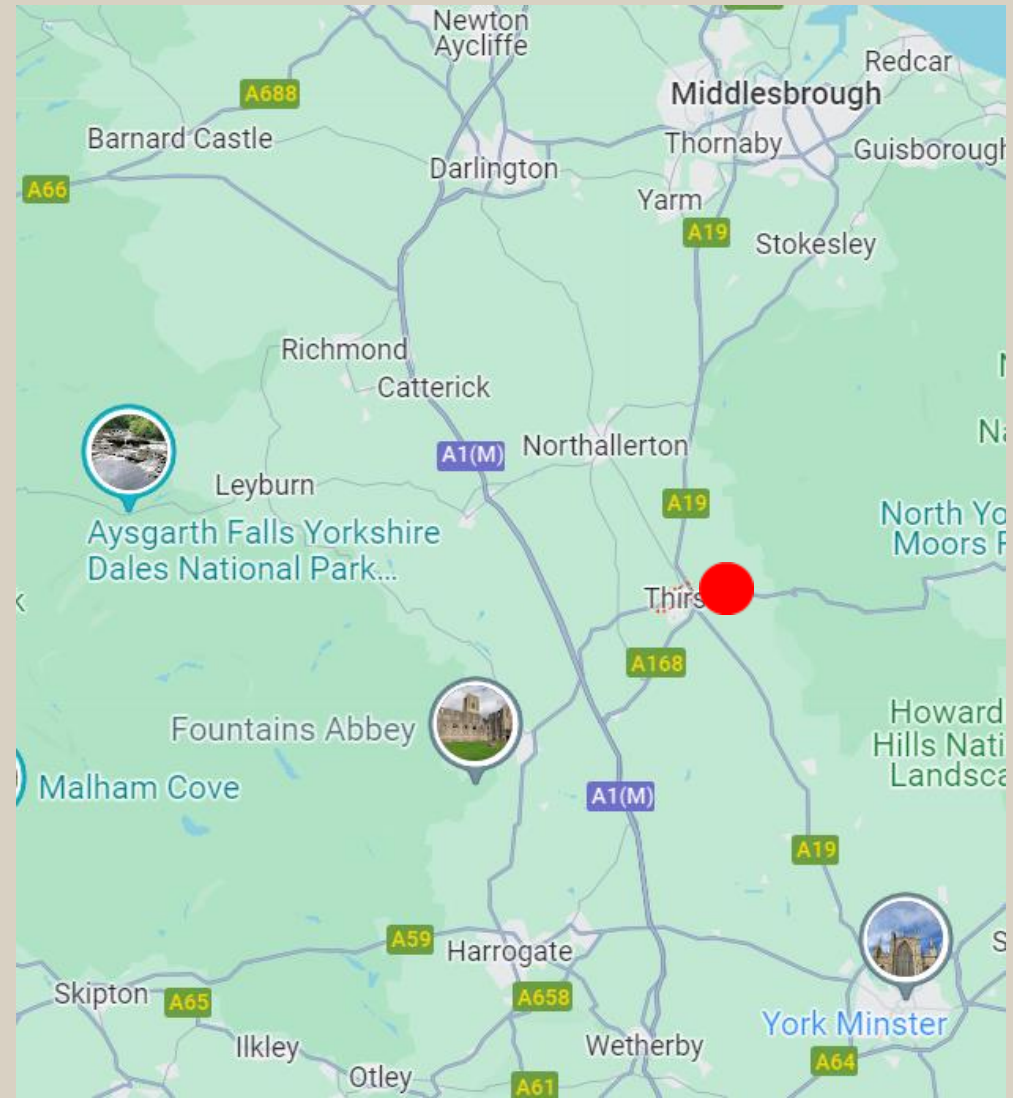
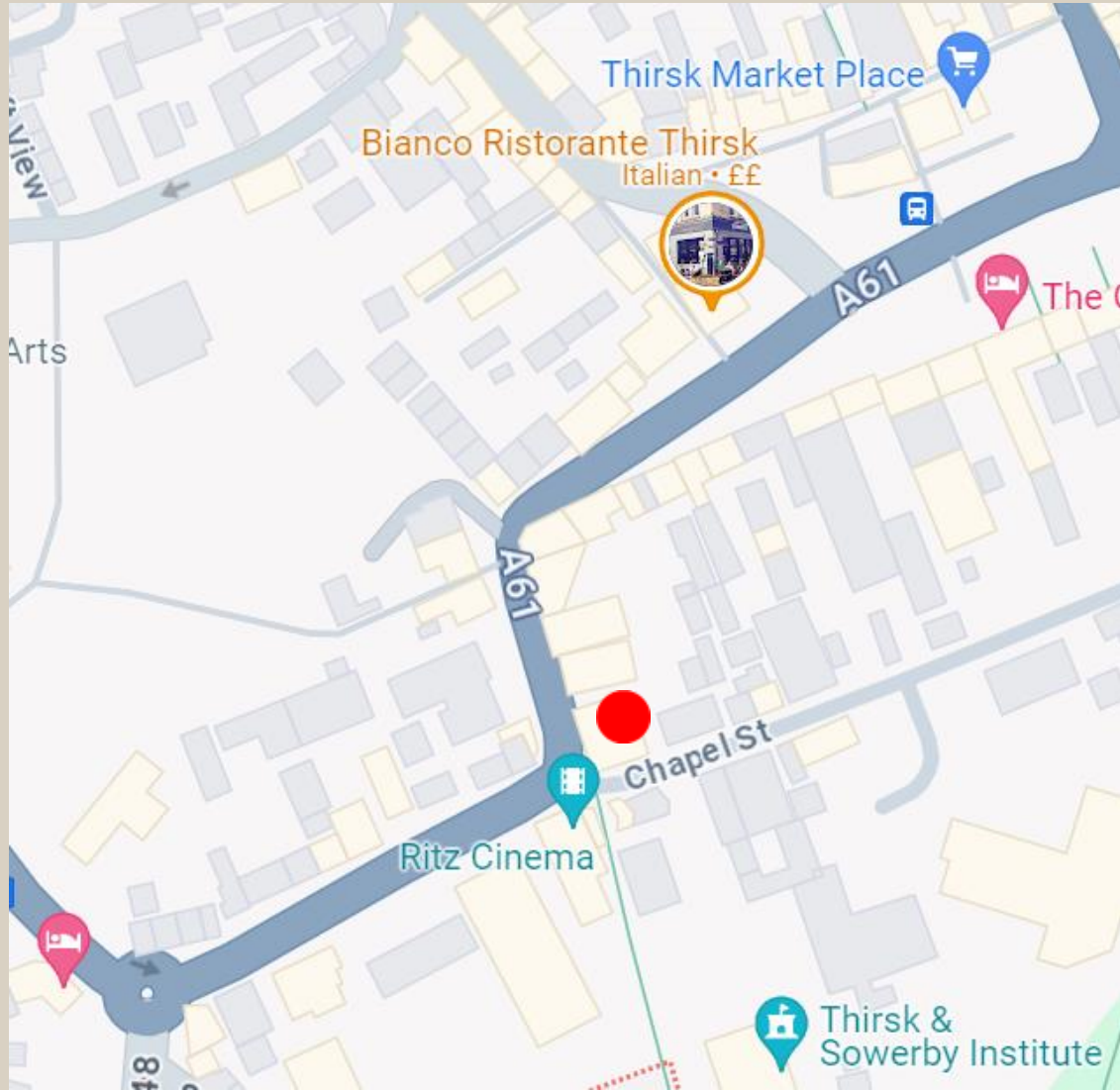
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50 metres

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