



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



5 & 6 Market Place, Thirsk, YO7 1TF
Open To Offer £25,000

5 & 6 Market Place, Thirsk, YO7 1TF

Set in the popular market town of Thirsk, this well established and respected business is becoming available for sale only due to retirement. Thirsk has seen a huge population growth which is set to continue making this an excellent opportunity for those seeking a business role within the town.

The market town of Thirsk

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:

The Spa town of Harrogate (22 miles)

Historic York (21 Miles)

Leeds (30 Miles) and

Teesside (23 Miles)

Thirsk has the following excellent rail connections:

TransPennine Express to York, Leeds and Manchester and the Grand Central Train line giving direct access to London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

The Business

Having been established in 2009, this gift & card store

carries strong brands & boasts a large returning customer base. Set in the perfect location due to passing footfall and large display windows, internally the shop floor offers an excellent display area for free-standing items whilst the elevated ceilings allowing for superb wall space for displaying items.

Adjacent to the main shop floor, there is a store room and ancillary providing adequate space for further stock. There are also two doors which lead to the communal hall and cloakroom for the three shops within this block.

The 'fixtures and fittings' included in the sale are all wall-mounted racks, shelves, and free-standing units. A full list will be compiled for interested parties. The stock available to purchase will be established by an independent valuer. Furthermore, the buyer will be given a complete list of trusted suppliers and manufacturers and, should they wish, have a two week handover period.

Class A1 – Retail and Shop

The Rent:

We have been advised that the rental term is negotiable

We have been advised that the rent is: £1,150 per month including vat

We have been advised that there are no business rates payable.

We have been advised that the service charge and any

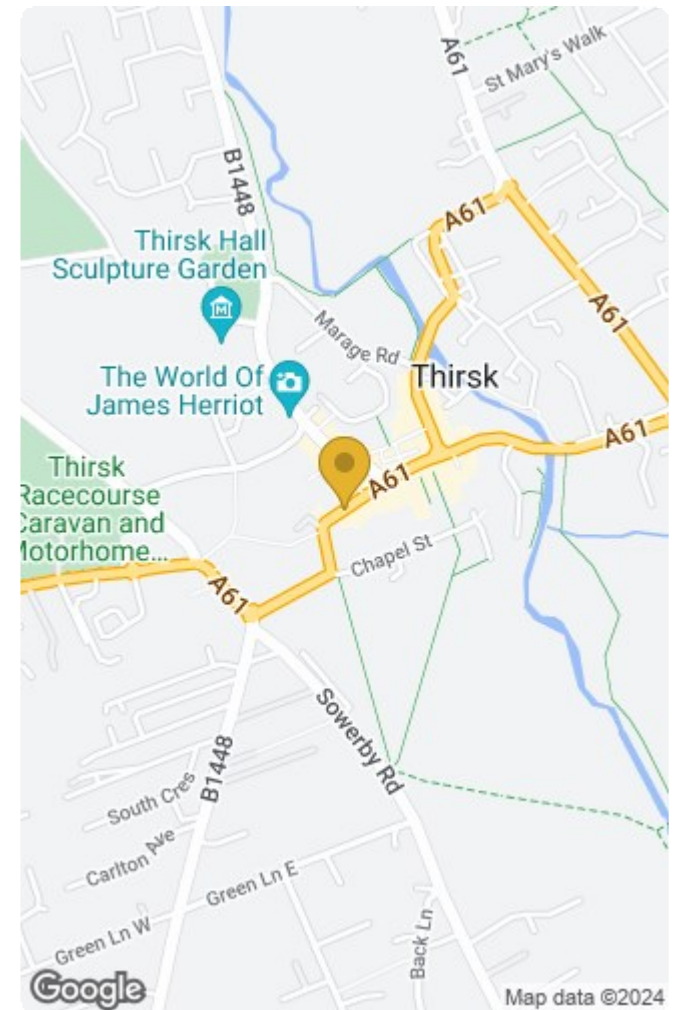
other charges associated with the building are: £181 per quarter.

We are advised that the insurance is: £200 per annum

Accounts are available upon request through a professional third party only. This may be in the form of a Chartered Accountant or solicitor.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material (trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA

