

Davis
Lund

Sowerby Road
Thirsk
Yorkshire
YO7 1HR
£135,000





Accommodation

A newly renovated retail unit, offering fantastic shop frontage and a busy location, just seconds from the town centre and offering a lot of passing trade.

The building has just been renovated to a very high standard, including a new roof, damp proof course and consumer unit (electrical certificate issued), whilst the interior has been fully refurbished and finished off with neutral décor. The building is part double glazed and an electric heating system is in place, with radiators on both floors. Street parking is available close by, whilst permits can also be purchased for the supermarket car park at very reasonable rates.

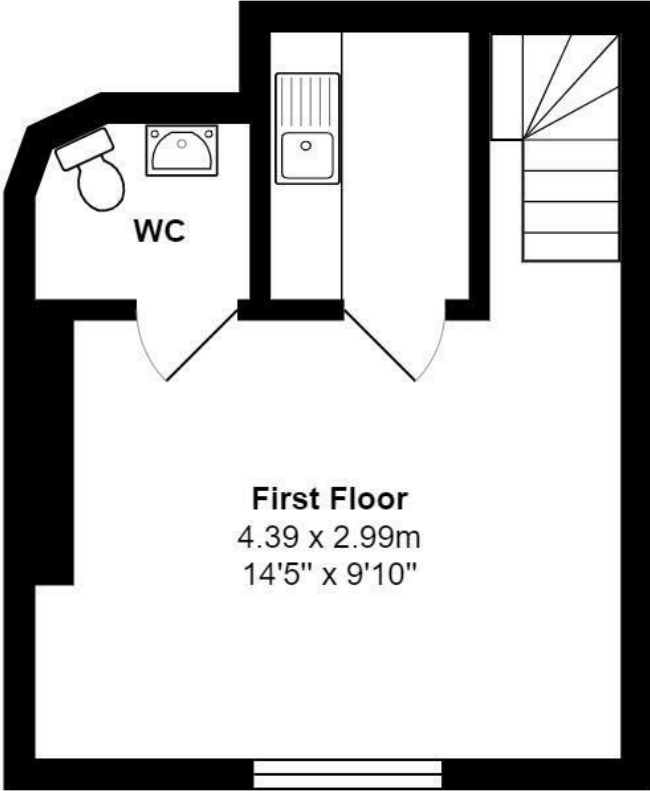
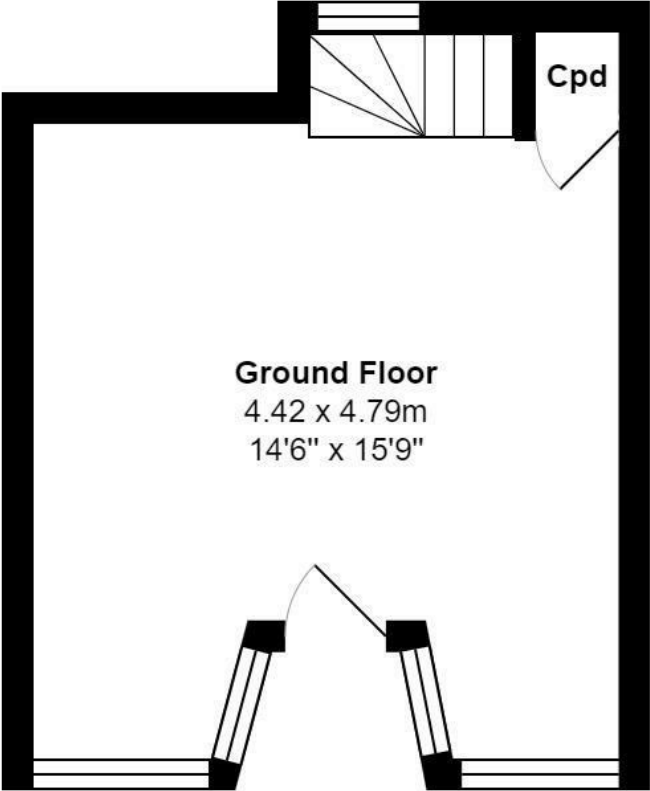
On the ground floor there are two large full height windows onto the street, giving great window frontage, whilst an inset door leads to the shop premises. The downstairs room is a great size and flooded with light, whilst stairs rise to the first floor with understairs storage. The floor has been freshly screeded, ready for appropriate flooring to be laid to suit the new owners. To the first floor there is a further good size multi functional room, which also gives access to stylish WC facilities with a basin and a fitted kitchenette with work surface and sink.

There are an array of shops close by, all of which contribute to the footfall and passing trade and the premises would suit a number of uses, subject to any necessary change of use/planning permissions.

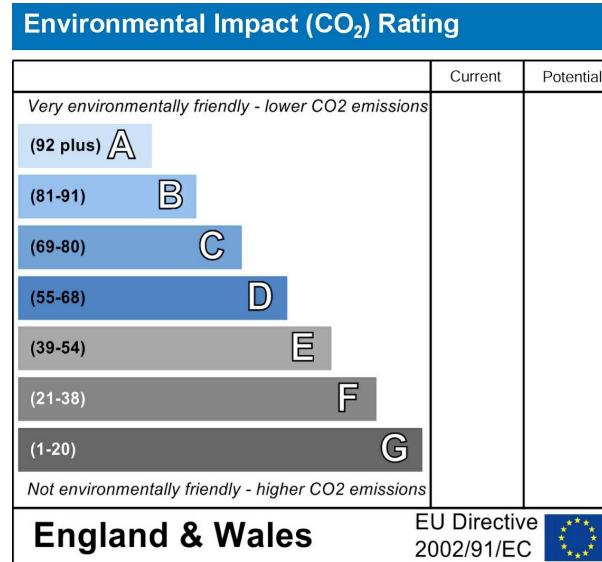
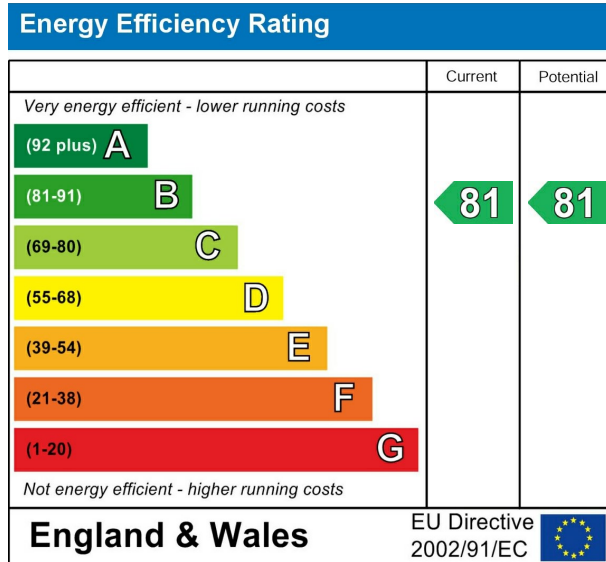
Whilst sure to appeal to owner occupiers who run a business, the premises would also no doubt return a strong yield as a buy to let investment.



Floorplan



EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

