

# JOPLINGS

Property Consultants



55 Market Place, Thirsk, YO7 1HA

£17,500 Per Annum

An opportunity to acquire a large glass fronted commercial shop unit in The heart of Thirsk Market Place. Thirsk market place benefits from a mix of national retailers, and local independent shops and cafes.

## **GROUND FLOOR**

Glass fronted shop floor with double door entry.  
Rear Storage room with stairs leading to first floor.  
Total ground floor area 900 Sq Ft.

## **FIRST FLOOR**

Kitchenette and bathroom with additional storage space. Total first floor area 210 sq ft.

## **SERVICES**

Mains electricity, water and drainage

## **USAGE**

Use Class E - Office use

## **EPC**

51 - 75 C

## **LEASE TERMS**

The property is offered on a five year lease subject to a rent review at the end of the fifth year on effective full repairing and insuring terms.

## **RENT**

£17,500 per annum plus VAT

## **RATES**

We understand that the office unit is assessed for rating purposes as follows;

Rateable Value - £13,250.00

Rates Payable - £6,492.50

## **VAT**

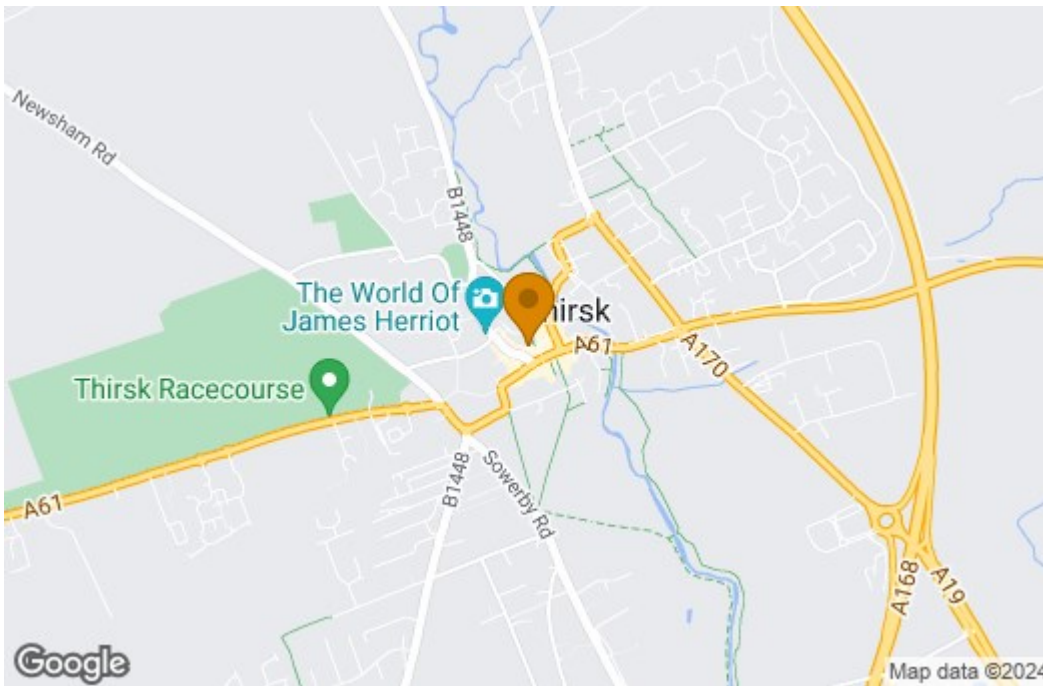
All costs exclusive of VAT

## **LEGAL COSTS**

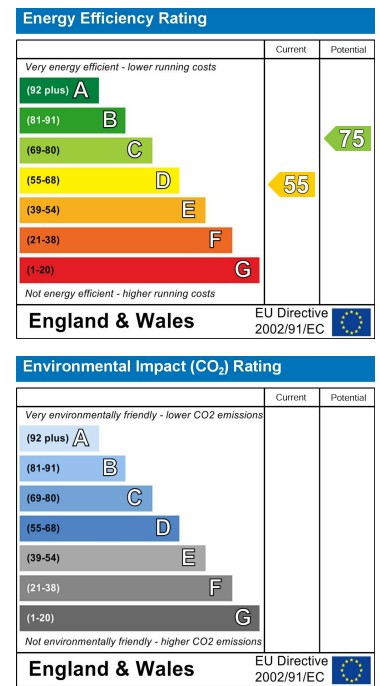
Each Party will be responsible for their own costs incurred in the transaction.

# FLOOR PLAN

## AREA MAP



## ENERGY EFFICIENCY GRAPH



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

### Joplings Property Consultants

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