



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



14A Market Place, Thirsk, YO7 1LB
Price Guide £295,000

A substantial freehold building extending to approximately 1,883 sq ft, positioned just off the Market Square and currently arranged as flexible workspace accommodation. The property offers generous floor space over two levels with large rooms, supporting facilities and multiple layout options. Its central location and internal proportions make it well suited to ongoing commercial use or consideration for residential conversion, subject to the necessary consents.



The property

The property occupies a highly accessible position just off the Market Square, placing it within immediate reach of local amenities, services and transport links. Arranged over two floors, the building provides approximately 1,883 sq ft of accommodation and is currently configured as a community and collaborative workspace.

The ground floor is entered via a main reception area, with stairs leading to the first floor. From this central point, a series of large rooms are arranged along the depth of the building, including a substantial community workspace to the front, a shared learning space, and a further open community room to the rear. These rooms are well proportioned, naturally lit, and regular in shape, making them straightforward to adapt or subdivide if required. The ground floor also includes WC facilities, a small office and several storage areas, all of which could be rationalised or reconfigured as part of a future scheme.

The first floor provides a further large collaborative workspace accessed from a central landing, together with additional storage. This level functions well as a self-contained area and would suit a range of commercial uses, or alternatively could form part of a residential layout, subject to planning approval.

From a development and investment perspective, the scale of the building, its town-centre-adjacent location, and the existing circulation create a strong platform for a number of potential outcomes. These may include continued commercial use, subdivision into individual office or studio units, or exploration of residential conversion, subject to all necessary planning permissions and building regulation consents being obtained.

The property is offered for sale freehold and will be of particular interest to investors, owner-occupiers and developers seeking a centrally located building with genuine flexibility and future potential.

Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

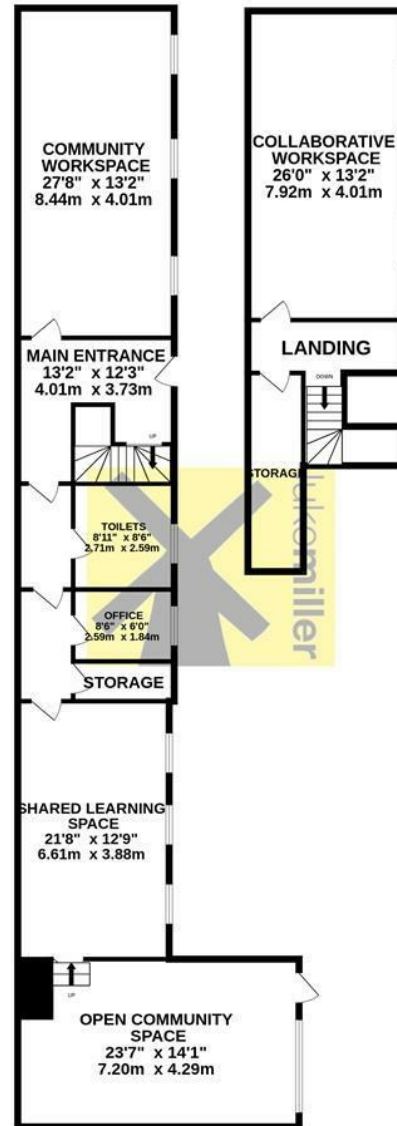
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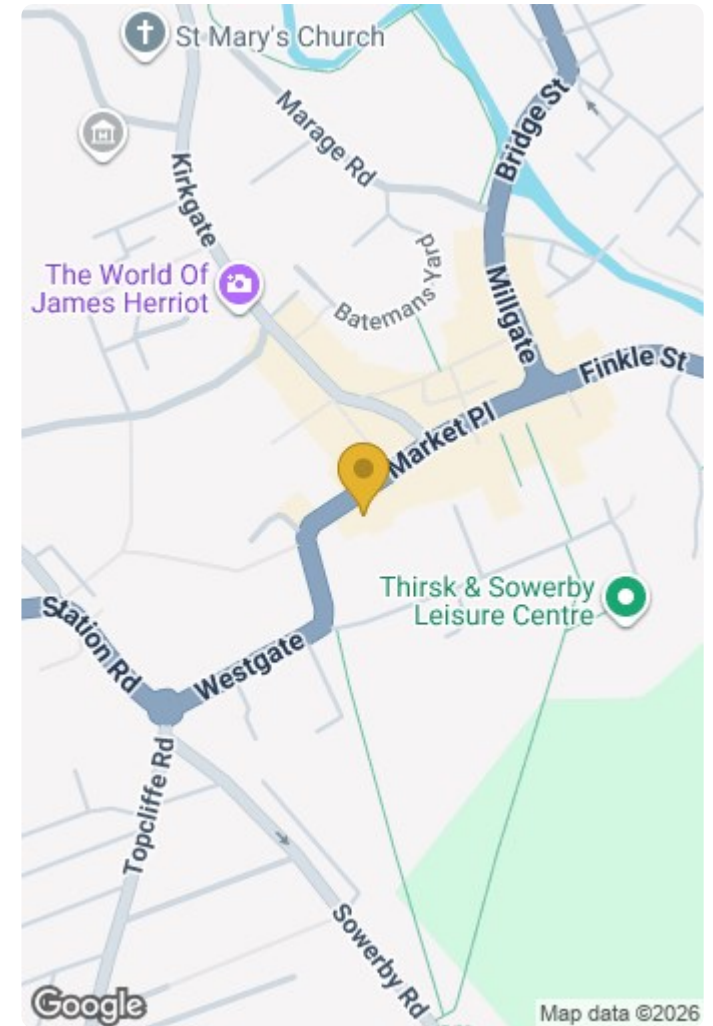
GROUND FLOOR
1362 sq ft. (126.6 sq.m.) approx.

1ST FLOOR
521 sq ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1883 sq.ft. (174.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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