

46 Market Place,
Thirsk, North Yorkshire YO7 1LH
 Freehold Retail and Residential Investment

Lot 1

£29,100 per annum
 exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/ Ancillary	78.55 sq m (845 sq ft)	BLUE CROSS (1)	10 years from 06/03/2019 (2)	£18,000 (3)	06/03/2024
First	Residential	2 Bedrooms, Kitchen and Bathroom	INDIVIDUAL	AST for one year from 01/09/2017	£6,000	
Second	Residential	2 Bedrooms, Kitchen and Bathroom	INDIVIDUAL	AST for one year from 10/04/2016	£5,100 (4)	
Total Commercial Area		78.55 sq m (845 sq ft)			£29,100	

- (1) For the year ended 31st December 2017, Blue Cross reported no turnover, pre-tax profits of £4,961,000 and a total net worth of £65,604,000 (Source: Experian 26/04/2019). Blue Cross has been helping sick, injured, abandoned and homeless pets since 1897 and cares for around 40,000 pets every year. They currently operate from approximately 54 stores in the UK in locations including Harpenden, Bicester, Shrewsbury, Egham, Farnham, Weybridge, Marlborough and Trowbridge (Source: www.bluecross.org.uk 11/04/2019).
- (2) The lease provides for a tenant option to determine at the 5th anniversary of the term.
- (3) The tenant is currently benefiting from a 12 month rent-free period due to expire on 5th March 2020. The Vendor has agreed to adjust the completion monies so that the shop effectively produces £18,000 p.a. from completion of the sale until the end of the rent free period.
- (4) Rent increase from £4,800 pa to £5,100 pa has been agreed by the tenant but not documented.

Key Details

- Shop let to Blue Cross on a new 10 year lease (2)
- Includes two separately let 2 bedroom flats
- Prominent position close to Greggs, Caffè Nero, a Co-op supermarket, Holland & Barrett and JD Wetherspoon
- Attractive and affluent North Yorkshire market town
- VAT-free investment

On behalf of a Major Property Company

Location

Miles: 10 miles south of Northallerton
 11 miles north-east of Ripon
 20 miles north of York
Roads: A61, A19, A168, A170, A1(M)
Rail: Thirsk Railway Station
Air: Leeds & Bradford Airport
 Durham Tees Valley Airport

Situation

Thirsk is an attractive and affluent North Yorkshire market town, home to the historic Thirsk Racecourse. Thirsk is located between the North York Moors and Yorkshire Dales National Parks, 8 miles east of the A1(M). The property is located on the southern side of Market Place, the town's principal retailing thoroughfare, 200 metres from the James Herriot Visitor Centre. Market Place provides public car parking. Nearby occupiers include Greggs, Caffè Nero, a Co-op supermarket, Holland & Barrett and JD Wetherspoon, with WHSmith and Boots the Chemist also represented within the town.

Description

The property comprises a ground floor shop with two separately accessed 2 bedroom flats on the first and second floors. The flats are separately accessed from Market Place.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Band D. See the legal pack at acuitus.co.uk.



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