



Office (EPC Rating: E)

**1ST & 2ND FLOOR OFFICES, 8-10 MILLGATE,
THIRSK, YO7 1AA**

£6,000 per annum



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

Located in the centre of Thirsk this self contained office has its own entrance from Millgate. With seven individual office rooms at first and second floor levels, two WCs, a kitchen plus a basement storage area, the property also has gas central heating.

LOCATION

The market town of Thirsk is a popular destination for visitors and tourists all year round and boasts a pretty market square. Other occupiers in the vicinity include HSBC, Hays Travel, Timpsons, Greggs, Santander and WH Smith.

DESCRIPTION

The office comprises a characterful listed building with rooms at first floor and second floor level plus a basement storage area, accessed via its own front door from Millgate. The property has gas central heating and is available to rent immediately.

ACCOMODATION

FIRST FLOOR

3 private offices

WC

Kitchen

SECOND FLOOR

4 private offices

WC

BASEMENT

Storage

Total Area 126.1 sq m (1357 sq ft)

Measured in accordance with the RICS Code of Measuring Practice (6th Edition). All measurements are approximate.

TERMS

The property is available by way of a new effectively FRI lease for a term of years to be agreed

BUSINESS RATES

The property currently has a rateable value of £6,400 (2023 Rating List). Business rates relief may be applicable to this property. Interested parties are advised to make further enquiries direct with North Yorkshire Council.

ENERGY PERFORMANCE

The property has an energy rating of E (114)

SERVICE CHARGE

The tenant will be required to contribute towards building insurance and the maintenance of the common areas of the building by way of a service charge.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords reasonable legal fees incurred in preparation of the lease documentation, capped at a figure of £500 plus VAT.

VIEWING

Strictly by appointment through the agents Carling



Jones - contact a member of the team at the Skipton Office on 01756 799163

AGENT'S NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

ESTATE AGENT'S ACT 1979 DISCLOSURE

In accordance with the Estate Agent's Act 1979, Carling Jones ('The Company') are obliged to notify all interested parties that an employee of the Company is related to the owner of this property



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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Call us on

01756 799163

sales@carlingjones.co.uk

<https://carlingjones.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.