



4 MILLGATE, THIRSK, YO7 1AA

£7,500



# Retail unit with basement storage located in a prominent position in the centre of Thirsk close to the market square. EPC - D

## 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 and WH Smith.

## DESCRIPTION

The retail unit is accessed from Millgate and comprises a sales area with front and side windows, WC, and stairs leading down to a basement storage area .

## TERMS

The property is available by way of a new effectively FRI lease for a minimum term of 3 years

## BUSINESS RATES

The property currently has a rateable value of £6,200 (2026 Rating List). Further details can be obtained from North Yorkshire Council.

## ENERGY PERFORMANCE

The property has an energy performance rating of D (78)

## VIEWING

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

## 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.

## SERVICE CHARGE AND INSURANCE

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.

## 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

Call us on  
**01756 799163**

**sales@carlingjones.co.uk**  
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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.

**CARLING**  
**JONES**