



FOR SALE

FULLY LET MIXED USE
INVESTMENT

- Mixed-Use Retail and Residential
- Fully Let
- Income £67,380 pa
- Rear Car Park
- Grade II Listed
- Busy Market Town Location

The Royal Oak
13 Market Place
Thirsk
YO7 1HQ

Guide Price:
£950,000

Description

Located in the market town of Thirsk, this Grade II Listed mixed-use property comprises of part 3-storey and part 2-storey premises. The property, which is understood to have been built in the 18th Century, originally as a hotel, is of brick construction, with rendered frontage, rustication and panelling. The building fronts Market Place with return frontage to 1-3 Bakers Alley.

The residential flats are accessed via the shared entrance lobby which also provides access to the rear car park / yard area.

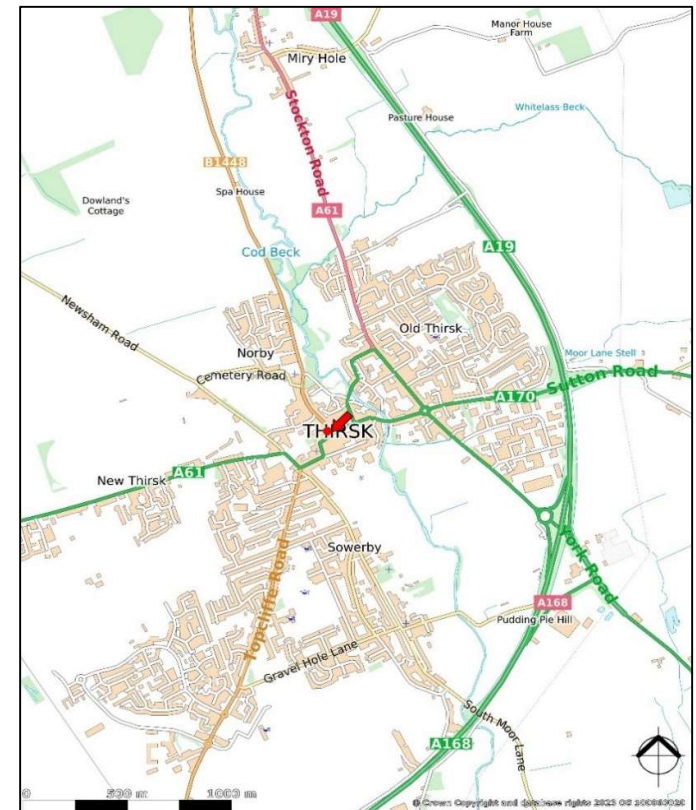
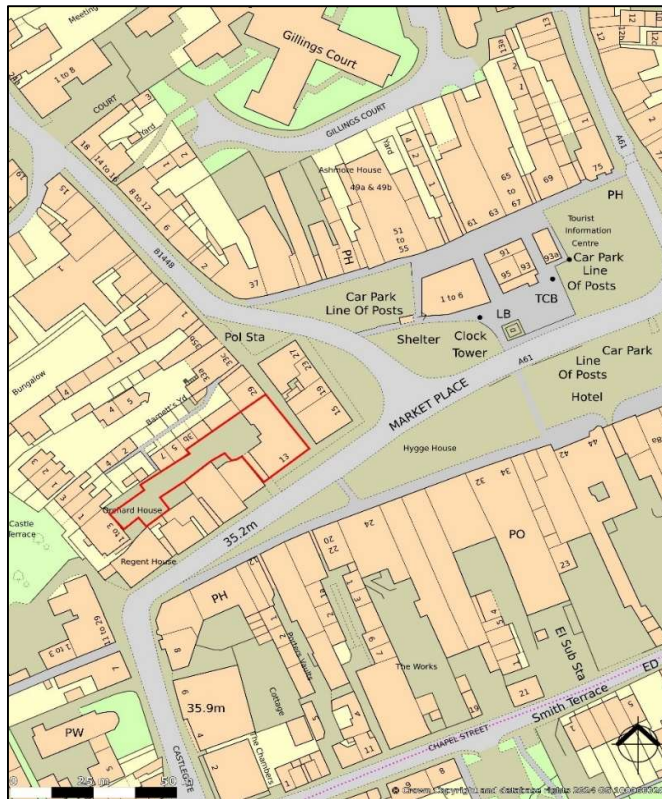
The property benefits from an off street surfaced car park to the rear which is accessible through the front passageway.



Location

The subject property is located within the North Yorkshire market town of Thirsk, situated between the North Yorkshire Moors and the Yorkshire Dales National Parks. Thirsk is approximately 24 miles north of York and 38 miles north of Leeds. The A1 is approximately 8 miles to the East and local public transport provides reasonable transport links.

The property is positioned just off Market Place, Thirsk, surrounded by a variety of local amenities ranging from a mixture of local independent retail, food & Beverage and office premises to larger national operators including Co-op Supermarket, Café Nero, Greggs, William Hill and Boots.



Boundaries for indicative purposes only and not to be relied upon

Accommodation

Commercial

- The property comprises of three separately let retail units. Unit 1,2 and 3 is let as a Thai restaurant encompassing a dining area, bar, kitchen and toilets. There is also a first-floor storage area demised to the restaurant that is separately accessed.
- Unit 4, 5 and 6 is let to Scrivens Opticians which comprises of a main sales area, kitchen, WC and rear ancillary storage rooms.
- Unit 7 is let as a travel agent including a main sales area, separate kitchen and WC to the rear and basement room.

Residential

- The residential element of the property is made up of two 1-bed flats (no.1 and no.3) and three 2-bed flats (no.2, no.4 and no.5) which are split across first and second floor above the travel agents and opticians, which are accessed through the communal entrance and hallway to the front of the property.





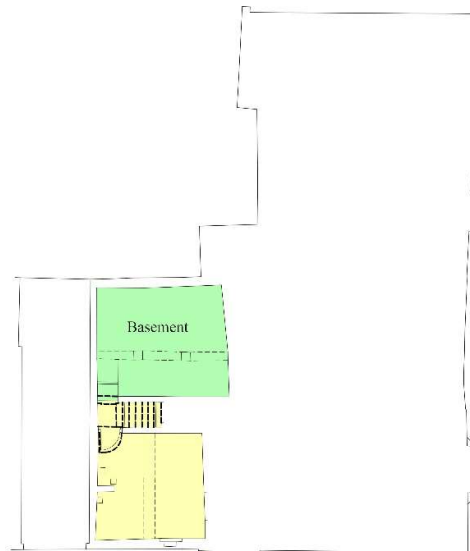
Tenancies

- The property is a fully let investment with all three retail occupiers on formal commercial leases (Internal full repairing and insuring).
- All residential flats are let on assured shorthold tenancy agreements.

Unit No	Use	Tenant	Tenancy Details				Rent P/A	Rent pcm	Floor Area (sq ft)		Tenancy Notes	EPC
			Lease Commencement	Lease Expiry	Break Option	Rent Review			Sq Ft	Sq M		
Unit 1,2 & 3	Restaurant	Private Individual t/a Racha Thai Bistro	20/07/2020	19/07/2035	N/A	20/07/25 (And every fifth anniversary of that date)	£ 15,000.00		GF: 819 FF: 880 Total: 1,699	GF: 76.1 1F: 81.8 Total: 157.8	S/C = £1000+VAT p/a (Fixed) £4000 rent deposit held Lease contracted outside the LTA 1954 Act	C-54
Unit 4, 5 & 6	Opticians	Scrivens Limited	18/05/2021	17/05/2026	N/A	N/A	£ 17,000.00		GF: 816	GF: 75.8	S/C = £1200+VAT p/a (Fixed)	D-79
Unit 7	Travel Agency	Private Individual t/a Thirsk Travel Centre	01/10/2019	30/09/2029	N/A	01/10/2022 (And every 3rd anniversary of that date)	£ 7,000.00		GF Sales: 207 GF Kitchen: 31 Basement:175 Total: 413	GF Sales: 19.2 GF Kitchen: 2.9 Basement: 16.3 Total: 38.4	S/C = £500 +VAT p/a (fixed)	E-109
Residential												
Flat 1	Residential AST	Private Individual	12/04/2022	11/10/2022	N/A	N/A	£ 5,400.00	£ 450.00			Holding Over	C-70
Flat 2	Residential AST	Private Individual	06/04/2023	05/04/2024	N/A	N/A	£ 6,600.00	£ 550.00				C-71
Flat 3	Residential AST	Private Individual	23/03/2008		N/A	N/A	£ 3,780.00	£ 315.00			Holding Over	C-71
Flat 4	Residential AST	Private Individual	30/10/2020	29/10/2021	N/A	N/A	£ 5,400.00	£ 450.00			Holding Over	D-59
Flat 5	Residential AST	Private Individual	31/01/2024	30/01/2025	N/A	N/A	£ 7,200.00	£ 600.00				E-41
Total							£ 67,380.00					

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023 we have calculated the approximate net internal floor areas.

Floor Plan



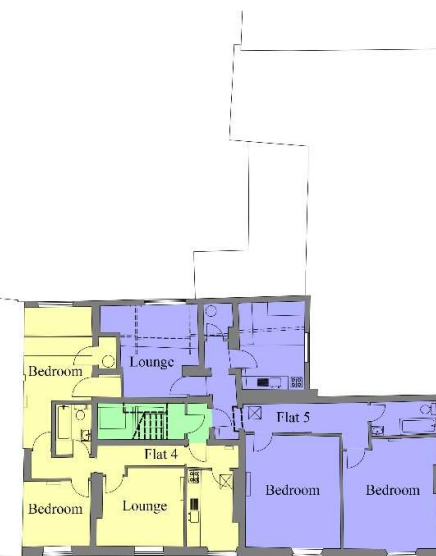
Basement



Ground Floor



First Floor



Second Floor

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Dox Property Solutions Ltd as to the exact measurements of the rooms.
Dox Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Terms

The property is offered for sale on a freehold basis, subject to existing tenancies at a guide price of **£950,000**.
It is understood that VAT is applicable on this property.

Business Rates / Council Tax

Interested Parties are advised to make their own enquiries in this respect.

Residential flats

Flat no.1, 2 and 3 - Council Tax Band A

Flat no. 4 and 5 - Council Tax Band B

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by us. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Details prepared: March 2024

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