

Davis
Lund

Kirkgate
Thirsk
North Yorkshire
YO7 1PQ
£300,000





Accommodation

An ideal investment opportunity, situated on Kirkgate, a prominent street just off the market square in the historic town of Thirsk. The building was fully refurbished and the upper floor apartments converted approximately ten years ago, being finished to a high standard throughout. All the units are currently let, giving a gross yield in excess of 6% at full guide price. The rentals have proved a massive success for the current owners, with a very high occupancy rate.

The ground floor retail unit has good window frontage onto the main street and a floor space of approximately 450 square feet, plus basement space. There are two main rooms, plus a store and WC. The retail unit is let with a successful business in place. Pedestrian access is available to the side of the shop unit, through a gate and alleyway to the rear of the building.

A door gives access to a hallway and stairs rise to the upper floors, giving access to the two apartments.

The first floor apartment is well presented and spacious, comprising a small private entrance hall, living room with storage, fully fitted kitchen with some integrated appliances, two double bedrooms and a modern fully tiled shower room with a white suite. To the top floor there is a further spacious two bedroom apartment, this time making the most of the pitched ceilings, exposed beams and large brick feature wall to the living room, giving the apartment the wow factor. There is a large open plan living space with fitted kitchen, two double bedrooms with vaulted ceilings and a fully tiled shower room, again fitted with a modern white suite.

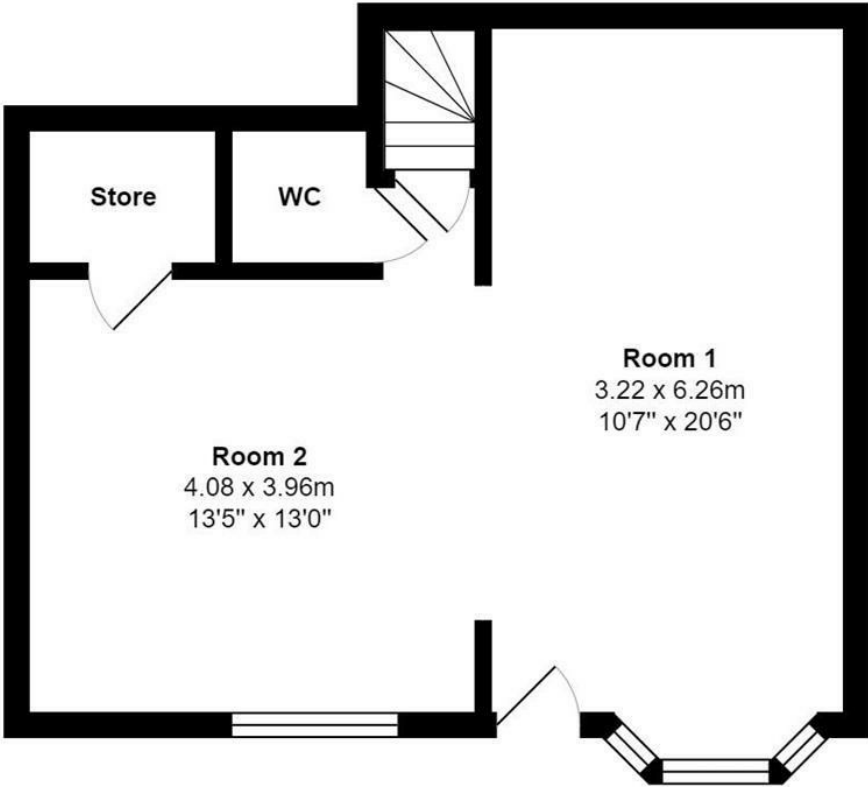
Externally, to the rear of the property there is a small courtyard, plus a brick-built outbuilding providing handy storage. Rear access is available to the shop unit, but this is currently blocked off to make the most of the internal space.

Ready made investments with immediate income at completion are rare to find, whilst the building does offer further scope if the three units were on separate titles, subject to necessary legals and consents of course. Full details of the current leases and terms are available to seriously interested parties and all enquiries should be made to Davis & Lund.

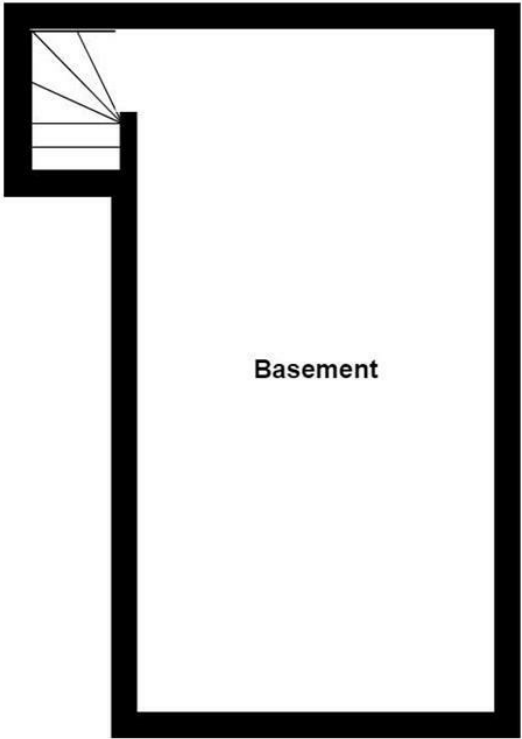




Floorplan





Ground Floor



Basement

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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