



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**1, 3, 3a & 3b Sowerby
Road,
Thirsk, YO7 1HR
Price Guide £335,000**

1, 3, 3a & 3b Sowerby Road, Thirsk, YO7 1HR

Located at the junction of Topcliffe Road, Station Road and Westgate, this mixed-use building offers clear visibility and reliable footfall. Sold as a single investment, it includes four self-contained units: two commercial spaces, a first-floor two-bedroom apartment and a ground-floor bedsit. All are either let or have recently been let, making it a straightforward option for buyers looking for steady income in a well-positioned part of Thirsk.

The Properties

This mixed-use investment occupies a prominent position where Topcliffe Road, Station Road and Westgate meet—an area known for reliable footfall, constant passing traffic and strong long-term demand for both commercial and residential lets. The property is being sold as one complete unit, comprising a large main shop, an adjoining smaller commercial space, a well-proportioned two-bedroom apartment above, and a self-contained ground-floor bedsit.

Main Commercial Property

1 Sowerby Road

Currently let to a salon on a fixed-term lease, the main unit offers a generous floor area and excellent street presence, with large display windows across two elevations. The internal layout includes a spacious customer-facing area, reception/waiting zone and useful storage space. The combination of frontage, visibility and flexible internal layout makes it suitable for a wide range of future uses (subject to any required consents).

Adjoining Commercial Unit

3 Sowerby Road

Also let to the same tenant, the adjoining building provides further trading space, a WC and additional storage. While smaller, it works effectively as an extension of the main premises and benefits from shared visibility and access.

Current Rents

Main Commercial Unit: ££6,600 p.a

Adjoining Commercial Unit: £3,900 p.a

Lease Terms:

Main Commercial Unit: 5 Year Lease Commenced 2022

Adjoining Commercial Unit: 2 Year Lease Commenced November 2025

Two-Bedroom Residential Apartment

3A Sowerby Road

Positioned above the commercial units and accessed independently, the apartment is let on an Assured Shorthold Tenancy. The accommodation includes a reception hall, a living/dining room, a well-appointed fitted kitchen, two bedrooms and a shower room. The size and layout make it a consistently lettable property in this location

Current Rent: £525.00 per calendar month

Tenancy Terms: Assured Short Hold Tenancy commenced June 2023

Ground-Floor Bedsit

3B Sowerby Road

Located to the right-hand elevation, this self-contained ground-floor bedsit includes an open-plan bed/living area, kitchen zone and a separate shower room. It has previously been let on a monthly basis and represents a steady additional income stream.

Most Recent Rent Achieved: £80 per week

Bedsit Status: Not Occupied

Summary

Overall, Luke Miller & Associates consider this a solid and dependable investment. The corner position on Sowerby Road gives the site strong visibility, and the mix of commercial and residential units provides balanced income rather than relying on a single stream. The current tenants, including a long-standing commercial occupier, add stability, while the layouts across each property continue to align well with local rental demand. In the longer term, there is also scope to review rental levels or explore alternative uses, subject to planning, giving an investor both immediate security and future flexibility.

Additional Information / Notes

Title and tenure documents available on request.

Copies of leases and tenancy agreements will be provided to seriously interested parties.

Service charge, maintenance responsibilities, and any shared costs to be clarified as part of the due diligence.

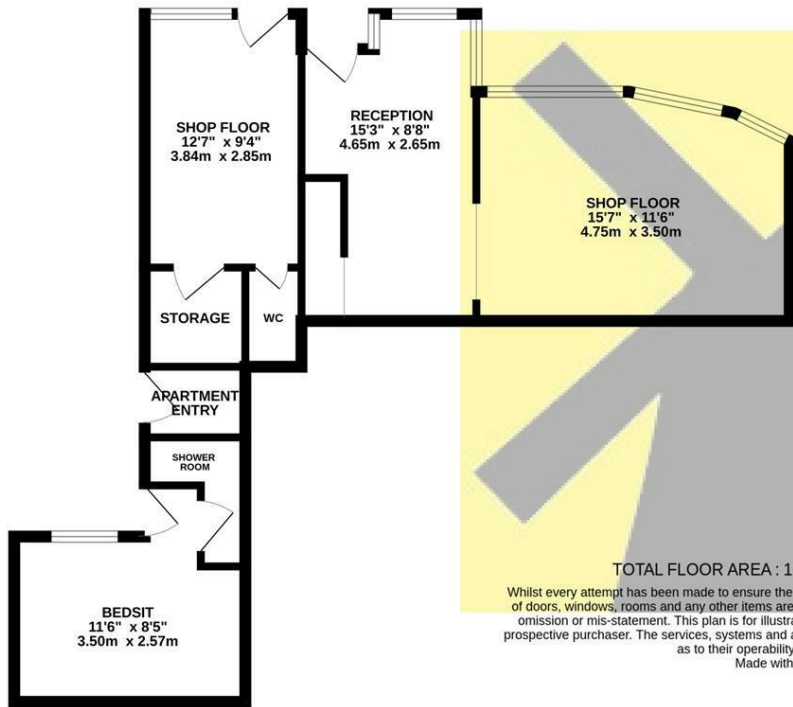
Professional valuation and landlord's accounts can be shared with prospective buyers under confidentiality.

Disclaimer

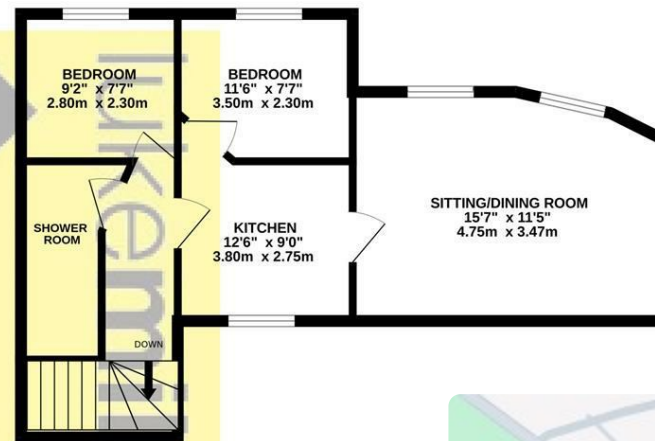
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GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 sq.m.) approx.

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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