



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**5 Kirkgate, Thirsk, YO7 1PQ**  
**Guide Price £49,950**



Spectrum Framing is a well-established framing business trading from a prominent ground-floor position on Kirkgate, right in the centre of Thirsk. The business enjoys strong passing trade, repeat local custom, and a growing trade presence. The sale may include fixtures and fittings, presenting a ready-made opportunity to take on and grow a proven town-centre business.



## **The Business**

The Business Spectrum Framing occupies a visible ground-floor unit with a large display window to the front elevation, providing excellent exposure to footfall along Kirkgate. The premises are arranged as an open-plan space but are clearly compartmentalised to suit the day-to-day operation of the business.

To the front is a generous display and gallery area used as a retail space to showcase art by renowned local and national artists. This leads through to a dedicated client consultation area to meet customers, understand their needs and look at various framing options for their artwork.

Beyond this is the main working area, set up for practical operation, with additional ancillary space supporting storage and preparation.

A separate cloakroom is located within the unit.

The business has an established reputation within Thirsk and the surrounding area, generating regular repeat trade alongside new custom. The sale presents an opportunity for a buyer to take on a well-known local firm with an existing customer base and ongoing trading presence.

## **Owners Comments**

We have a client consultation in the shop and we see this as the most important part of the customer journey, it's a space where we turn the selection process into a creative experience rather than a functional task. It's in a well-lit area, with space to allow for a focused design session with our clients

In the area we have

- Design Space: A large consultation area used for laying out artwork, and card & moulding samples during the design process. We also use industry leading software to create orders and keep records
- Organised Samples: moulding and mount card samples on display alongside different options for glazing artwork. We explain to the customer that we frame to conservation standards and walk them through the framing process explaining the standard of materials used and the methods used for framing
- Framed examples: We display framed examples of artwork and memorabilia to showcase our work and also inspire customers when making decisions during the consultation process

We use the open plan set up to our advantage as it gives customers the confidence knowing that we frame on site using some of the best framing kit in the industry

Aside from the framing aspect we also find that the gallery is a warm and welcoming retail space where customers can buy artwork, and see examples of our framing.

## **Disclaimer**

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

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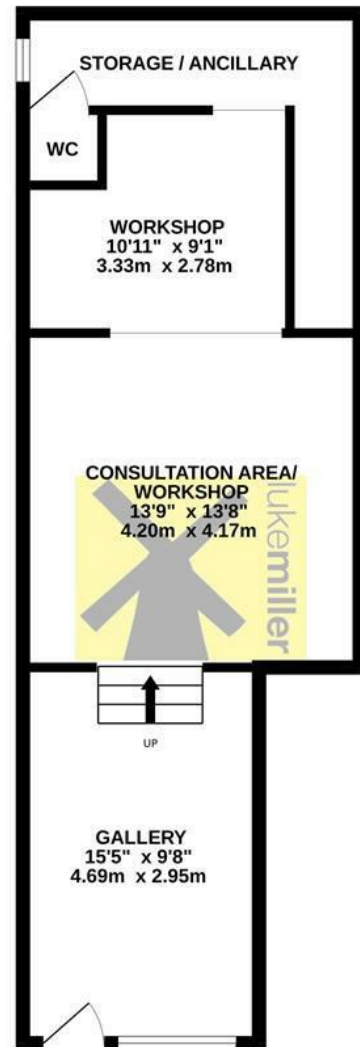








GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 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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