



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



14A Market Place, Thirsk, YO7 1LB
Price Guide £295,000

Potential for town centre office use or residential redevelopment, subject to the necessary consents. A substantial freehold building of around 1,883 sq ft arranged over two floors, currently set out as flexible workspace with generous room sizes and a central position just off the Market Square.



The property

The property occupies a highly accessible position just off the Market Square, placing it within immediate reach of local amenities, services and transport links. Arranged over two floors, the building provides approximately 1,883 sq ft of accommodation and is currently configured as a community and collaborative workspace.

The ground floor is entered via a main reception area, with stairs leading to the first floor. From this central point, a series of large rooms are arranged along the depth of the building, including a substantial community workspace to the front, a shared learning space, and a further open community room to the rear. These rooms are well proportioned, naturally lit, and regular in shape, making them straightforward to adapt or subdivide if required. The ground floor also includes WC facilities, a small office and several storage areas, all of which could be rationalised or reconfigured as part of a future scheme.

The first floor provides a further large collaborative workspace accessed from a central landing, together with additional storage. This level functions well as a self-contained area and would suit a range of commercial uses, or alternatively could form part of a residential layout, subject to planning approval.

From a development and investment perspective, the scale of the building, its town-centre-adjacent location, and the existing circulation create a strong platform for a number of potential outcomes. These may include continued commercial use, subdivision into individual office or studio units, or exploration of residential conversion, subject to all necessary planning permissions and building regulation consents being obtained.

The property is offered for sale freehold and will be of particular interest to investors, owner-occupiers and developers seeking a centrally located building with genuine flexibility and future potential.

EPC

EPC: D

Full EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/0023-2200-9306-2755-1200>

Disclaimer

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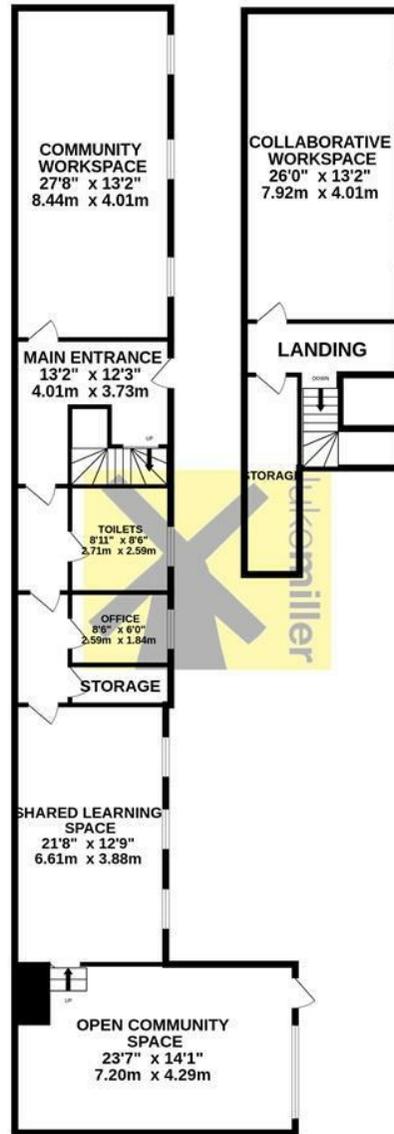
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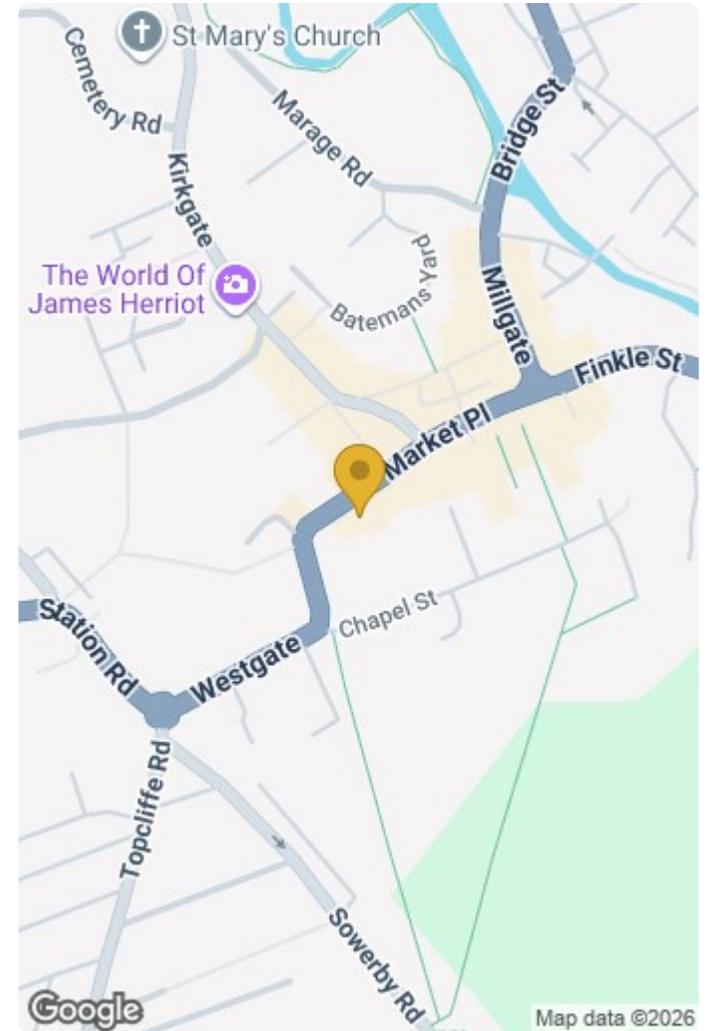
GROUND FLOOR
1362 sq.ft. (126.6 sq.m.) approx.

1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1883 sq.ft. (174.9 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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