



FOR SALE INDUSTRIAL UNIT WITH YARD

UNIT 2/1x THIRSK INDUSTRIAL ESTATE, THIRSK YO7 3TA



**Sanderson
Weatherall**

Summary

- Industrial Unit with Yard
- Size: 742.39 sq m (7,991 sq ft)
- Site Area: 0.174 ha (0.43 acres)
- Asking Price: £290,000
- Subject to Contract

Description

The subject property comprises a small builder's merchant, arranged over 3 No. detached light industrial steel framed and profile clad buildings. Two of the buildings and the yard are held by way of a freehold title, whereas the third building is held by way of a leasehold.

Building 1, which is located at the front of site, is arranged as a typical trade counter with an open plan retail/display area and service counter, with a small manager's office, WC's, a small store and a warehouse with roller shutter access to the rear yard. In addition, there is a mezzanine level, with low eaves height, providing additional storage space.

Building 2, which is located to the back north eastern corner of the site, comprises a small detached single skin profile sheet clad warehouse, formerly used to store cement, plaster and plasterboard, with double roller shutter access and an eaves height of 4.7m.

Building 3, which forms the leasehold element and the 'dog leg' part of the site, comprises a detached single skin profile sheet clad warehouse with single roller shutter access and an eaves height of 4.7m.



Location

Thirsk Industrial Estate occupies a strategically located and well-connected site on the edge of Thirsk, with strong links to the A19/A1(M) corridor. Its proximity to larger regional centres enhances its value for industrial and logistics use, while Thirsk's rail connectivity offers wider transport options. Public transport access is moderate but sufficient for a rural market town context. Overall, the site is well positioned within North Yorkshire's economic geography, supporting a broad range of commercial uses.

Thirsk occupies a strategic position in North Yorkshire, roughly equidistant between York (23 miles south east) and Middlesbrough (30 miles north). It benefits from strong regional connectivity, lying close to the A19 and A1(M) corridors — both vital arterial routes in the North of England. The A19 is accessible via a short link through the A168, which runs adjacent to the industrial estate, providing direct routes north towards Teesside and south towards York and Leeds.

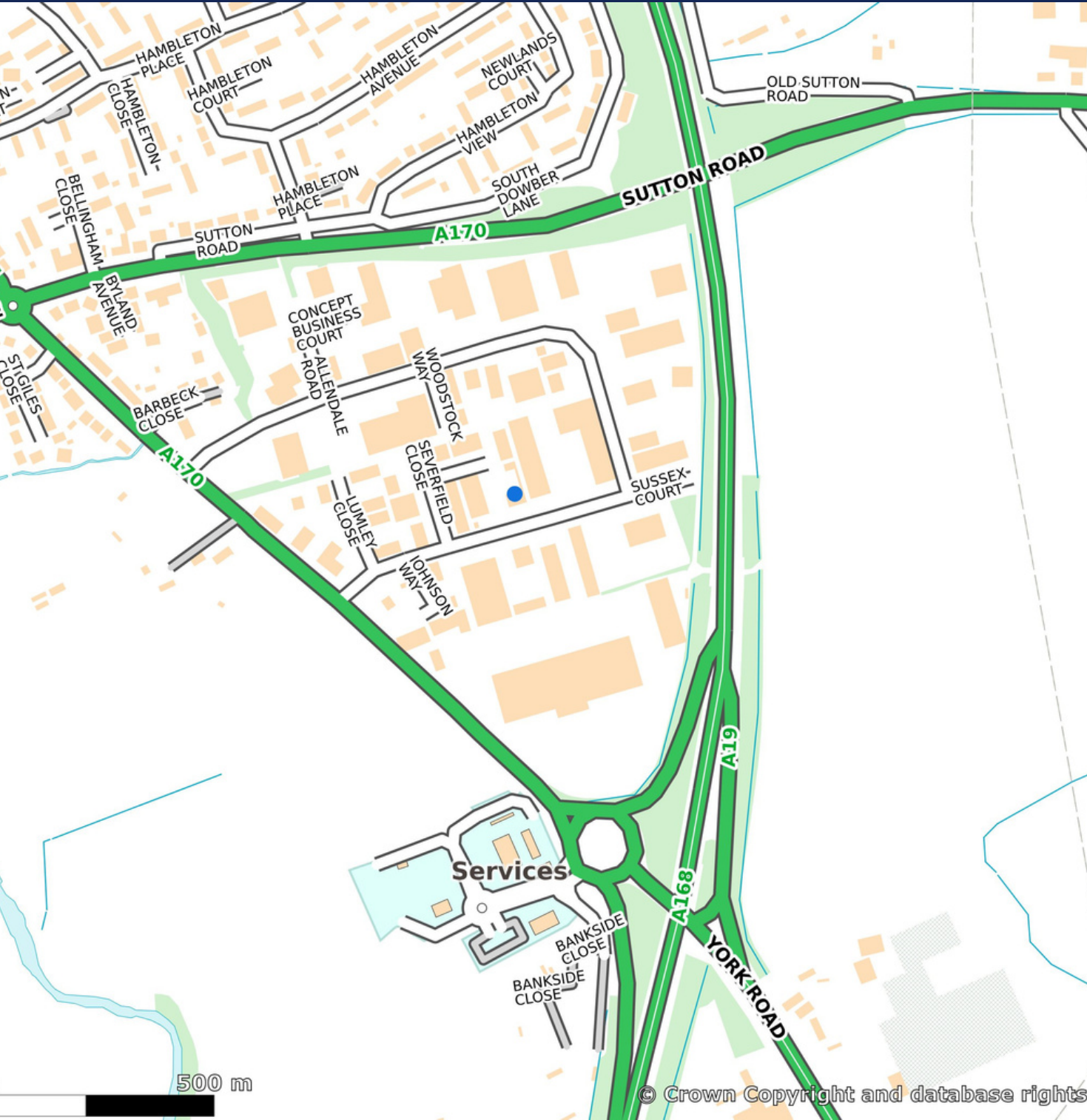
Thirsk forms part of the wider Tees Valley/North Yorkshire economic area, and while not part of a dense urban conurbation, it benefits from proximity to larger centres such as Northallerton (11 miles north west) and Ripon (11 miles south west). These links make Thirsk attractive for logistics and industrial occupiers serving regional supply chains.

Asking Price

Offers are invited in the region of £290,000 for the benefit of our clients Freehold interest.

Tenure

The property is held Freehold.





Accommodation

We understand that the accommodation provides the following gross internal areas:

Description	sq m	sq ft
Building 1		
Trade Counter inc Office & WC	147.60	1,589
Warehouse	84.21	906
Mezzanine Stores	153.87	1,656
Building 2	85.33	919
Building 3	271.38	2,951
Total	742.39	7,991

Site Area: 0.174 hectares (0.43 acres)

Energy Performance Certificate (EPC)

An EPC is being commissioned and will be available for inspection shortly.

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.

Business Rates

Interested parties should make their own enquiries with the Local Rating Authority (North Yorkshire Council).

Planning

The property may be suitable for a range of alternative uses, or indeed full redevelopment, subject to receipt of the relevant planning and freeholder consents required.

Purchasers should make their own enquiries with North Yorkshire Council's planning team as to the future uses of the premises.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

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