James Winn Estate Agents



2 Bedrooms

James Winn are delighted to present for sale this excellent investment opportunity situated in a prime, central position within Thirsk's historic Market Place. Offered to the market as a single investment entity, this highly prominent mixed-use property combines a high-visibility ground-floor commercial shopfront (No. 31), a well-proportioned two-bedroom first-floor apartment measuring approximately 642 sq. ft. (No. 31A), and an external storage shed to the rear. Benefiting from 100% occupancy—including a long-term residential tenant in situ and a stable commercial lease—the portfolio delivers a reliable, immediate combined gross return of £1,195 per calendar month (£14,340 per annum). With continuous footfall, high passing trade, and sustained demand for both commercial and residential lettings in this vibrant market town, 31 & 31A Market Place represents an exceptional, hassle-free addition to any investment portfolio.

Market Place

Thirsk, North Yorkshire, YO7

Asking Price:

£230,000

EPC Rating: TBC

| info@jameswinn.co.uk | **www.jameswinn.co.uk**
2 Bakers Alley, 29 Market Place, Thirsk, YO7 1HD



Description:
Situated in a prime position within Thirsk's historic Market Place, this mixed-used freehold building offers exceptional visibility, high footfall and a stable income stream. Sold as a single investment entity, the property comprises of a prominent ground-floor commercial shopfront (No. 31) and a two-bedroom first-floor apartment above, measuring approximately 650 sq. ft. (31A) with an additional storage shed to rear. With fully let accommodation, this property represents an outstanding, hassle free opportunity for investors seeking strong yields.



First-floor Apartment:
31A Market Place

Positioned on the first floor, measuring approximately 650 sq. ft., this well-proportioned residential apartment features independent access, two bedrooms, a central living area, fitted kitchen and upstairs bathroom with additional storage corridor. The property has proven reliable, currently let to a long-term tenant.

Current rent: £475pcm (£5,700per annum)

Living Room:
5.08 x 3.5
Carpeted flooring, double glazed window, radiator, and direct access through to the kitchen and both bedrooms.



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Kitchen:
2.54 x 2.5
Vinyl flooring, double glazed window, tiled backsplash, stainless steel sink unit, and fitted wall and base units.

Bedroom One:
3.3 x 2.17
Carpeted flooring, double glazed window, and radiator.

Bedroom Two:
3.59 x 2.98
Carpeted flooring, double glazed window, and radiator.

Landing:
3.0 x 1.91
Carpeted flooring, radiator, and a Velux window.

Bathroom:
2.71 x 1.2
Carpeted flooring, tiled walls, radiator, and a three-piece suite comprising a WC, wash hand basin, and panelled bath with an electric shower over.

Ground-floor Commercial Unit:
31 Market Place

Occupying a prominent ground floor position, this commercial unit features an inviting shopfront with large display windows facing directly onto the Market Place. Currently let and established, the space benefits from top-tier exposure and consistent pedestrian trade.

Current Rent: £700pcm (£8,400 per annum)

Rear Storage Shed:
A useful external storage shed located to the rear of the main building provides an additional secondary revenue stream.

Current Rent: £20pcm (£240 per annum)

Income and Yield Summary:
31 Market Place
£700pcm (£8,400 per annum)
31A Market Place
£475pcm (£5,700 per annum)
Rear Storage
£20pcm (£240 per annum)

Total Investment with a fully let portfolio:
£1,195pcm (£14,340 per annum)

Material Information:
The following information should be read and considered by any potential buyers prior to making a transactional decision:
SERVICES: We are advised by the seller that the property has mains provided electricity, water, gas and drainage.
MAINTENANCE / SERVICE CHARGE: No
WATER METER: TBC
PARKING ARRANGEMENTS: N/A
BROADBAND SPEED:
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here https://www.broadbandcheck.co.uk/
ELECTRIC CAR CHARGER: No
MOBILE PHONE SIGNAL: No known issues.
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Clauses:
1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

Mortgage & Financial Services:
James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

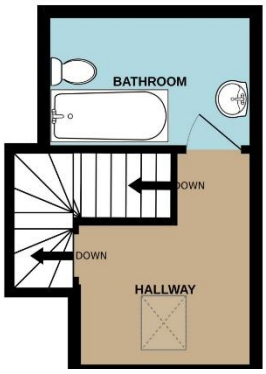
Tenure - Freehold

Viewing - By appointment through James Winn

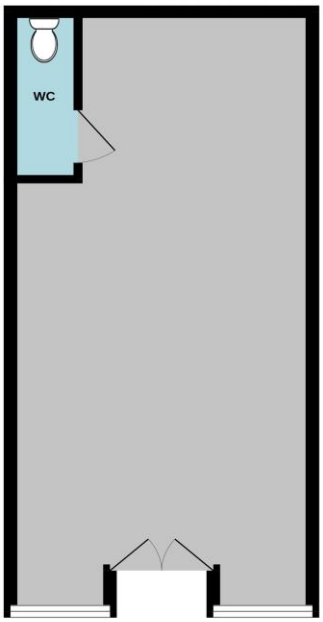
GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
163 sq.ft. (15.1 sq.m.) approx.



GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.7 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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TOTAL FLOOR AREA : 364 sq.ft. (33.8 sq.m.) approx.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract