

**COCKED HAT FARM  
THIRSK  
YORK YO7 3HF**



Photograph taken prior to conversion works

- **Excellent office/business conversion**
- **Expanding commercial location**
- **Good access to amenities**
- **High quality finishes**
- **Character features**
- **Standard and Inclusive lease packages**
- **Quick access to major roads**

**TO LET**

**IMPORTANT NOTICE**

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

MCBEATH PROPERTY CONSULTANCY LIMITED

MPC

## **LOCATION**

The property is situated in a highly accessible position less than a mile from the historic town centre and market place of Thirsk. The A168 that connects the A19 and A1(M) is a short distance away. Road connections are therefore excellent. Bus and rail services are also a short distance away.

Thirsk has an affluent local and wider catchment, with a thriving business community. The subject property is situated adjacent to mixed commercial and residential development with a new Premier Inn, shops and restaurants all nearby

Thirsk is located approximately 18 miles north of York and sits adjacent to the A19 trunk road that connects Yorkshire with Teeside and the North-east. The Town has a wide range of businesses and the historic Market Place is a charming and bustling mix of commercial businesses, shops, houses, pubs and restaurants.

## **DESCRIPTION**

The property comprises a two storey former farm building of period brick construction.

The property will be converted to a high standard blending the buildings character features with modern office and business fitments. We can provide up to 6 separate suites finished to a high standard. Alternatively units can be combined to form larger spaces.

There will be private or communal WC and kitchen facilities.

## **LEASE**

The suites can be made available on inclusive agreements to include rent, utilities, buildings insurance, maintenance, management costs and phone connection. The charge in this regard will equate to £27.50 per sq ft per annum. (Rents are subject to alteration).

Alternatively we can offer a standard tenancy agreement based on a rental of £13.95 per sq ft per annum and tenants pay their own utility bills etc. (Rents are subject to alteration).

## **RATES**

Tenants will be responsible for paying business rates. However tenants will potentially benefit from rates relief and are advised to make their own enquiries in this regard.

## **TENANCY AGREEMENT**

The minimum initial term is 1 year but longer leases are available. The Landlord will issue the tenancy agreement on receipt of the 1 month rental deposit.

## **VAT**

The rent is subject to VAT

## **VIEWING & FURTHER INFORMATION**

Please contact the sole agents. Ref Andrew McBeath [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk)  
07725 416002 or 01904 692929

Subject to Contract 221118

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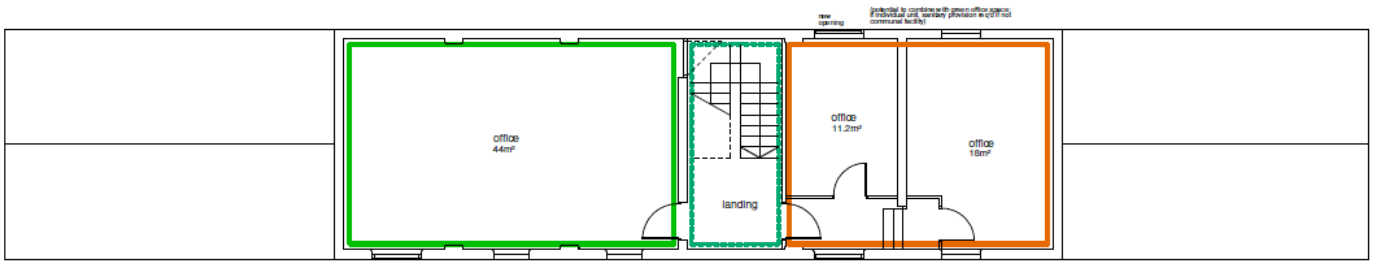
**MCBEATH PROPERTY CONSULTANCY LIMITED**

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
 PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

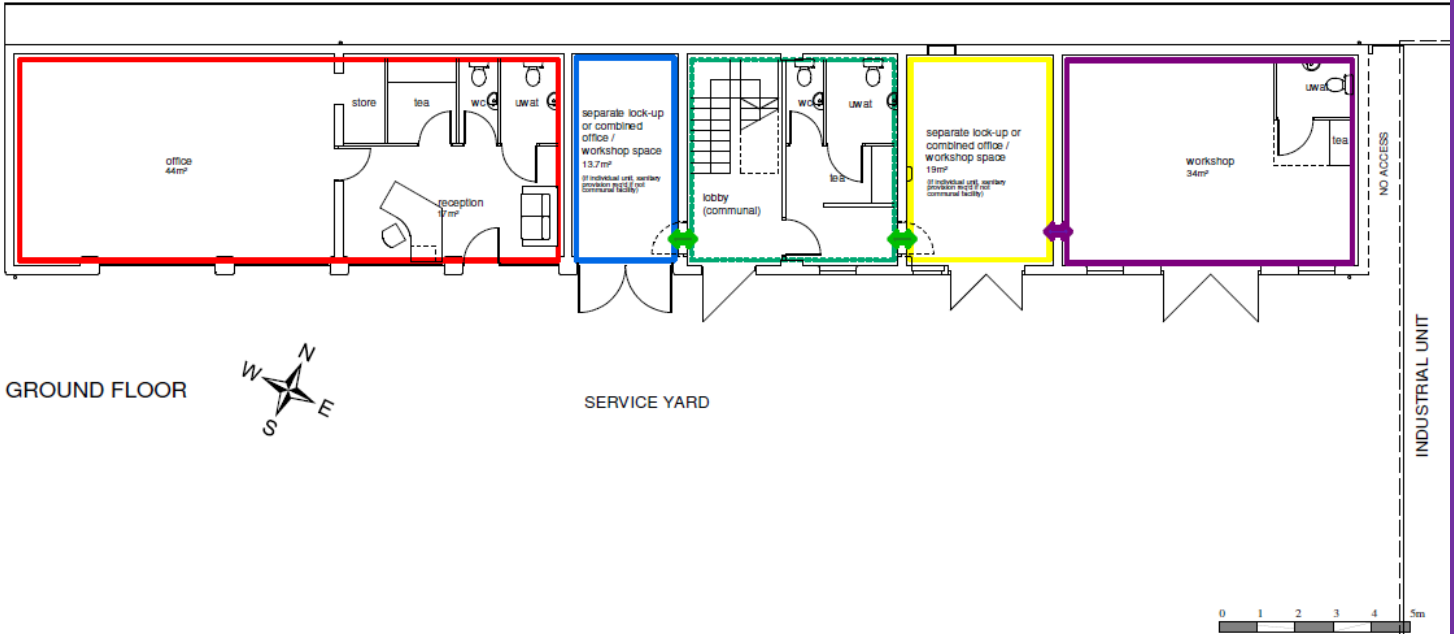
2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG  
 TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND NO. 5491610





FIRST FLOOR



GROUND FLOOR

Indicative layout only – not to be relied on

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