



- Central Location Close to Market Square
- Development Potential
- Suitable for a Variety of Uses (STP)
- Total Gross Internal Area 971 Sq M (10,452 Sq Ft)

Former Lambert Memorial Hospital

CHAPEL STREET, THIRSK, YO7 1LU



Instructed on Behalf of
NHS Property Services

LOCATION

The subject accommodation is located on Chapel Street, to the south of the main Market Square which comprises a vibrant retail environment and is home to occupiers including Greggs the Baker, WH Smiths and a number of high street banks. Thirsk is a small market town in the Hambleton District of North Yorkshire, sitting 26 miles south of Middlesbrough, 27 miles north of Harrogate and the additional market towns of Ripon, Boroughbridge and Northallerton all located nearby.

DESCRIPTION

The property is made up of two constituent parts with the main building fronting Chapel Street being of brick construction arranged over two storeys surmounted by a multi-pitched roof. The second element to the rear comprises a single storey brick built property surmounted by a multi-pitched roof.

Externally there is car parking to the side of the accommodation.

Subject to planning, the property is likely to appeal to developers for a variety of end uses including residential and commercial users such as a day nursery. Planning advice suggests that the original footprint of the building will need to be retained and converted whilst new build potential may exist upon demolition of the single storey extension at the rear.

ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement 1st Edition (2015) to give the following approximate gross internal areas.

	Sq M	Sq Ft
Basement	13	140
Ground Floor	773	8,320
First Floor	185	1,991
Total	971	10,452

INFORMATION PACK

The following documentation is available upon request.

- Planning review document
- Site Plan
- Existing floor plans
- Architects feasibility study

EPC

The property has been assessed and awarded a rating of D (87).

LEGAL COSTS

Each party to the transaction will be responsible for their own legal costs incurred as part of the transaction.

TERMS

Offers are invited for the freehold interest. the closing date for bids is 18th December, this is not a formal tender and the clients reserve the right to accepted the highest or any bid. Further information is available from the agent upon request. NB. Prospective purchasers should be aware that offers will need to incorporate overage and clawback provisions

VIEWING/FURTHER INFORMATION

All enquiries are via the sole agent

Dacres Commercial

Telephone: 0113 386 3100

Reference: Matthew Brear / Jonathan Isles



