



14 Millgate  
, Y07 1AA

Offers Around £169,500



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, Thirsk, YO7 1AA

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A rare and unique opportunity to own both commercial premises and well established business located in the historic and popular market town of Thirsk in North Yorkshire.

Located in the heart of the town on Millgate is this historic building spread across three floors, with access direct from the high street as well as rear access to the back of the property onto Riverside Mews. The premises benefits from being surrounded by lots of small independent businesses, making this an ideal investment and opportunity for someone looking to take on an established business as well as the exciting opportunity of owning the investment in the building.

- BUSINESS AND PREMISES FOR SALE
- BUILDING IN GOOD ORDER THROUGHOUT
- FANTASTIC LOCATION IN THE HEART OF THIRSK
- PLENTY OF FURTHER POTENTIAL
- SITUATED OVER THREE FLOORS
- CURRENTLY RUN AS A COFFEE SHOP AND PIZZERIA

## Description

The building is well maintained and in very good condition and is currently set up and running as two businesses in one, a well established and popular pizzeria and Italian coffee bar offering dine in, pick up and delivery.

The building has been fully fitted out to offer customers a unique, special, personal and cosy dining experience. The business since starting has built up a reputation for serving Thirsk's best pizza using freshly prepared dough, hand stretched to order and topped with the freshest and finest ingredients, as well as having a menu packed with tasty starters and sides.

The ground floor is currently being used as the main dining area to the front, with the main kitchen also located downstairs with rear access for staff and drivers and toilet for customers. On the first floor there are two further kitchen areas

for wash and prep, with an additional room for storage and on the third floor a smaller room which is used as a store room.

The business has excellent revenue, from all areas including dine in, pick up and delivery and benefits from being able to accept orders face to face, over the phone and via its two online websites which have been custom built to meet the requirements of the business with low processing fees. The business is also listed on Justeat and has excellent reviews on both Justeat and Google. The business has a good following on Facebook and has very good interaction when posting offers and updates.

The business benefits from very low operating costs and an alcohol licence to sell alcohol, it has also scored the highest in food hygiene and holds a 5 star rating. The revenue for the year is exceptional considering no

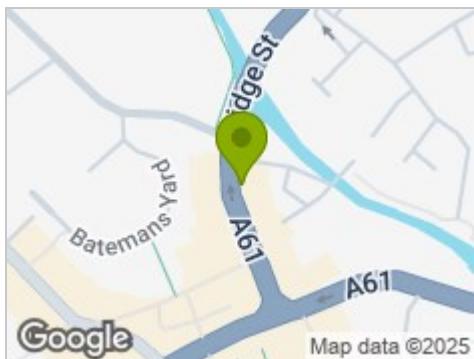
local advertising has been done and most business comes by word of mouth. They currently have over one thousand customers in their database with new customers ordering daily.

There is lots of potential to grow this business even further and increase revenue as the business currently only opens four days a week between the hours of 12:30pm until 17:00pm for coffee and daytime menu then 17:00pm until 22:00pm as a pizzeria.

The sale price is for both the premises and business and expect a lot of interest due to the asking price being very attractive, with the buyer having the flexibility of continuing the current business, changing to another business, or renting the property out to tenants.



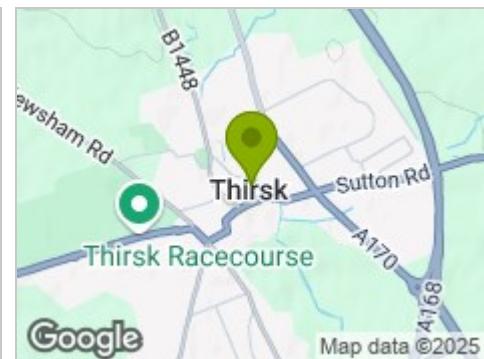
## Road Map



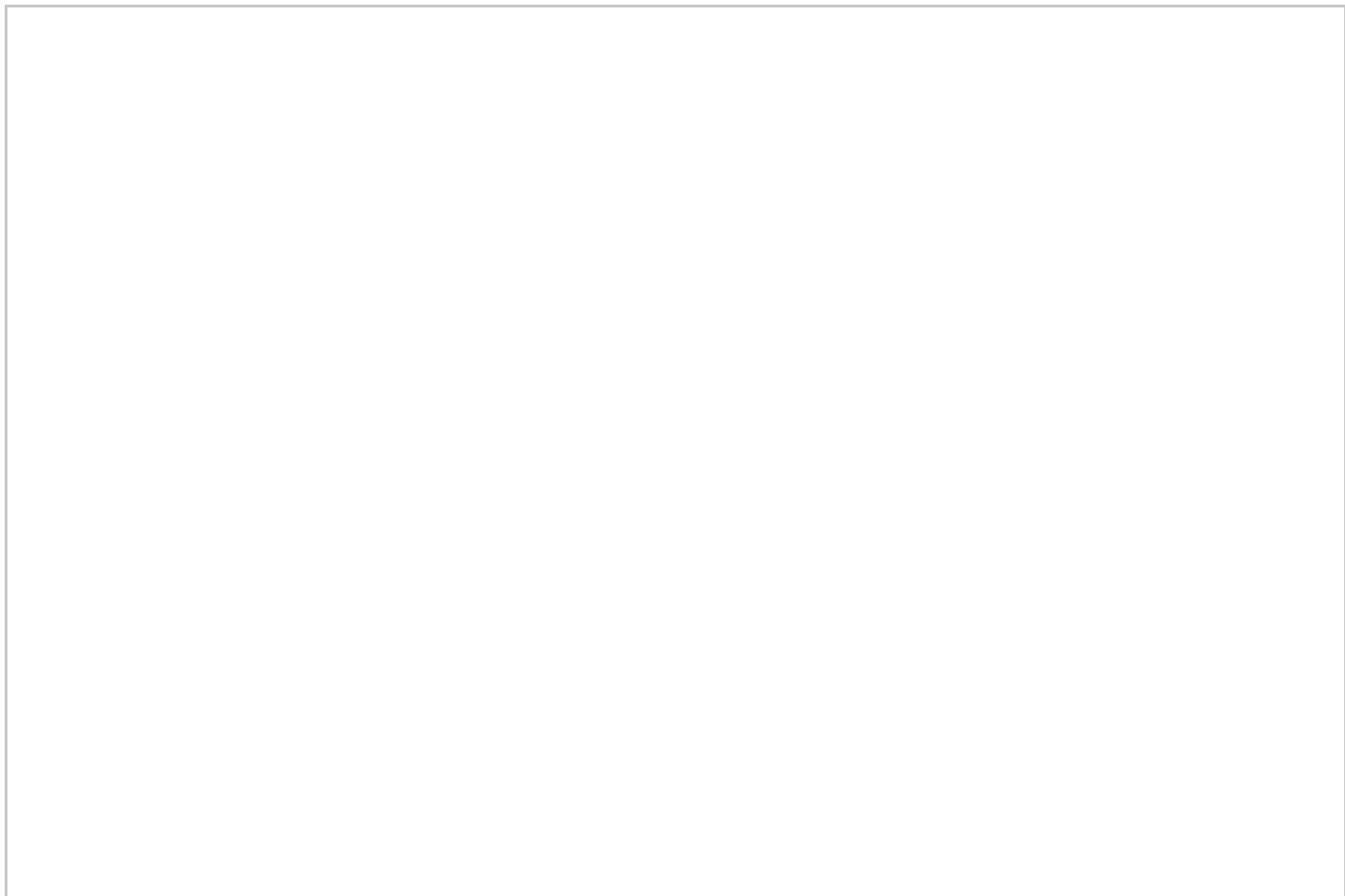
## Hybrid Map



## Terrain Map



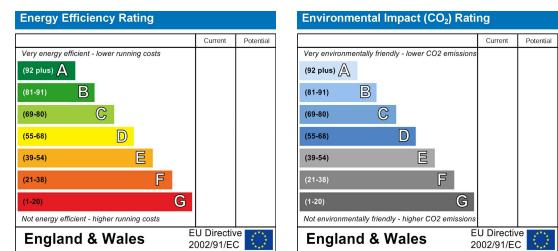
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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