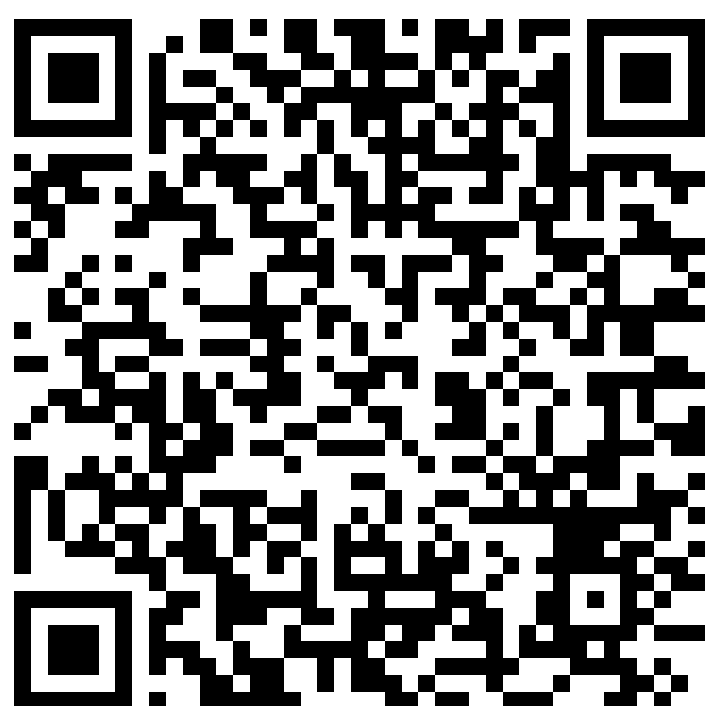


# CROFT

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## WHITE ROSE BOOK CAFE

79-81 Market Place  
Thirsk, YO7 1ET

[www.croftresidential.co.uk](http://www.croftresidential.co.uk)

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## THE PROPERTY

79-81 Market Place is a handsome building that has a prominent position in the town, with very good frontage and looks straight over the market square. Arranged over three floors the property has a gross internal floor area of circa 3,750 sqft, has mains water, electric, drainage and gas. There is a secluded walled garden to the rear to suit a variety of uses, but is ideal for outside dining/entertaining.

## GROUND FLOOR

All open plan measuring circa 85 ft front to back.

## FIRST FLOOR

Galleried walk way and sitting area, 2 offices, 3 x WC, utility and back stairs.

## SECOND FLOOR

2 x Storage Rooms / offices

## OUTSIDE

Enclosed courtyard and unique walled garden. Side access to the property and rear area off the market square is also available.



A FANTASTIC OPPORTUNITY TO ACQUIRE COMMANDING PREMISES AND A LONG-ESTABLISHED BUSINESS IN THE ATTRACTIVE MARKET TOWN OF THIRSK. THIS AWARD-WINNING INDEPENDENT BOOKSHOP AND CAFÉ IS SITUATED IN THE CENTRE OF THE THRIVING MARKET SQUARE AND COMPRISES LARGE RETAIL PREMISES OVER 3 FLOORS, INCLUDING A VERY POPULAR CAFÉ AND UNIQUE GARDEN WITH AN OUTDOOR TERRACE.



**C**urrent Use

White Rose Book Café is a family-owned business, established in 1995. They purchased the freehold in 2000 and expanded from specialist bookselling to include greeting cards, gifts and non-book products and added a modern café (35 covers). In 2001 they acquired a local Children's bookshop and brought this expertise in-house. The welcoming and spacious premises, over 2 floors, attracts a wide range of customers from regulars to tourists, from both the UK and abroad, due to the popularity of The World of James Herriot and The Yorkshire Vet TV series. In 2010, the family invested in the rear garden, to create additional café seating and an attractive event space.

A spirit of independence and entrepreneurialism has informed their marketing, to include Loyalty schemes, Book Clubs, weekly Story Time sessions, regular events and author signings, e-newsletters to an active database of 1000 customers and active social media marketing across several platforms. In 2020 their website was re-vamped and rebranded to include an online shop.



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## Awards

The Bookshop is regularly short-listed for **Independent Bookshop of the Year Awards** for the North and was overall category winner for the North & Scotland in 2014. In 2009 the Café won 'Herriot Tearoom of the Year' award for its local sourcing and speciality Yorkshire Teas.

The business is run by a friendly and professional team and enjoys an excellent reputation within the thriving independent business community. Huge growth potential is evident in the demand for subscription services, further book groups, outside catering, and live events.

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## Environs



Thirsk is a very popular market town that has a wide range of shops, amenities and facilities. There are excellent main line rail connections and a very good road infrastructure with the A19 and A1 connections.

Thirsk is also a thriving North Yorkshire tourist destination which makes this building very attractive for business use.

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## Additional Services

### SERVICES

We are advised that the property has mains water, electric, gas and drainage.

### LOCAL AUTHORITY

North Yorkshire County Council

<https://www.northyorks.gov.uk/>

### TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

### ACCOUNTS

The last 3 years accounts are available on request.

### PLANNING USE

The consent granted is E for retail and serving of food. ( NB not takeaway )



### VIEWING

Strictly through the selling agent.

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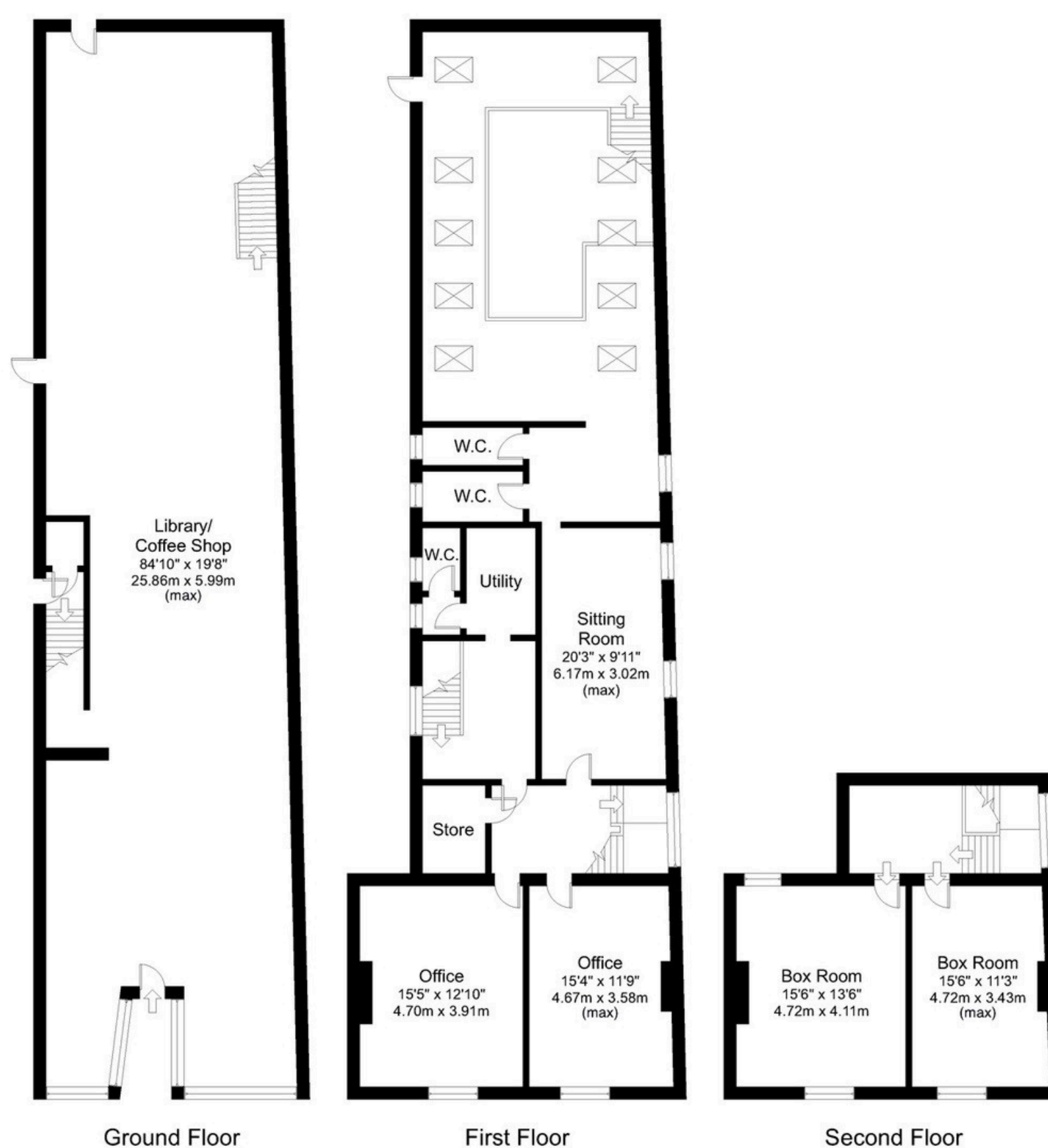
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Gross internal floor area (approx.): 347.8 sq m (3,744 sq ft) Not to Scale. Copyright © Apex Plans.

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