

SELBY, YORKSHIRE

CANAL ROAD YO8 8AG



**A prominent industrial unit offering
excellent work space and/or warehousing for a range of businesses**

- **Single storey**
- **Highly accessible location**
- **Prominent frontage to 2 main roads**
- **Ideal for trade counter use**
- **May suit retail/showroom (subject to planning)**
- **Open plan layout. May split**

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

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

REGISTERED IN ENGLAND NO. 5491610

MPC

LOCATION

The property is located in a very prominent position, with direct frontage to Canal Road and rear prominence to the A1041.

It is a well established commercial area within walking distance of Selby town centre, the bus and train stations and a nearby retail park.

Selby has a growing economy, with a wide range of employers already located in the town and new businesses being attracted. Strategically, the town is extremely well-positioned with major road links, a railway station with direct links to London, and bus service. The town benefits from good shopping and leisure facilities and offers a range of new and traditional housing.

DESCRIPTION

The property comprises of a single storey detached unit with a large yard to the front and car parking and/or external storage to the rear. The property is of steel portal frame construction with profile metal clad elevations and even pitched roof.

The property benefits from the following:

- Large yard to the front and car park to the rear
- Trade counter potential
- 2 electrically operated roller shutter doors
- 1 double width roller shutter door
- Sodium lighting and roof lights internally
- Eaves height of 4.95m

The unit is ideally suited to trade counter use or a range of commercial/industrial uses. We believe it may also lend itself to retail/showroom use. It should be noted that this is an opinion only and interested parties must make their own enquiries with Selby District Council planning department.

FLOOR AREAS (G.I.A. approx.)

Unit 1 429.9 sq m (4626 sq ft)

TERMS

The property will be made available to let on a new Full Repairing and Insuring Lease for a period that is to be agreed.

Rent on application.

The owner is happy to discuss individual design specifications and may consider splitting the unit subject to terms and covenant.

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.

SERVICES

The property is connected to mains services including, electricity, water and drainage.

RATEABLE VALUE

We understand from enquiries on the VO website that the property has a rateable value of

£29,500 (2017 List) subject to the national non domestic rate in the £

EPC (Energy Performance Certificate)

An EPC is available on request. Rating D83.

FURTHER ENQUIRIES

Please direct all enquiries to the joint sole agents andrew@mcbeathproperty.co.uk, 07725 416002 or 01904 692929 or Avison Young (Jake Pygall) 0113 280 8062

Subject to contract – 150419



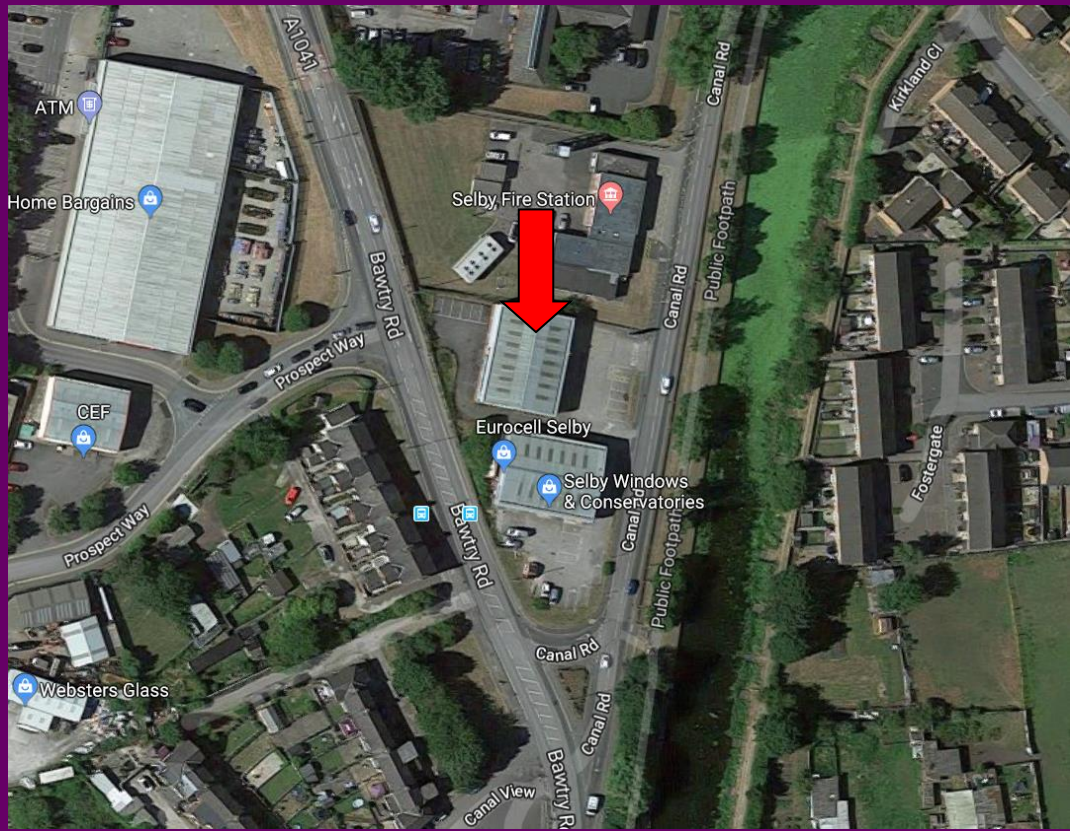
IMPORTANT NOTICE

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.



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.