

# SELBY, YORKSHIRE

16 Park Street YO8 4PW



## ATTRACTIVE OFFICE BUILDING

- **Range of differently sized rooms**
- **Well located for major routes**
- **Popular market town centre location**
- **Close to shops, amenities, bus and train stations**
- **Many character features**
- **Parking at rear**
- **Attractive setting close to historic Selby Abbey**
- **Could suit alternative uses, subject to planning**

## 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.

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## LOCATION

The property is situated on Park Street, overlooking Selby Park, in Selby town centre. Selby is a historic market town which offers a full range of shops, pubs, restaurants, services and other businesses, and is renowned for its magnificent Abbey.

Selby is an attractive, sought-after town close to Yorkshires major routes and is adjacent to attractive countryside, offering a high quality of life and a range of commercial businesses and employers.

The site benefits from strategic road and rail links, with the nearby A63 and A19 providing quick links to Leeds, York, Hull, the M62 and A1(M). The town also benefits from excellent public transport with regular bus services and a train station which connects quickly to York, the Trans-Pennine rail link and the East Coast mainline.

The property is in easy reach of schools, shops, train and bus station, library and pubs and restaurants.

## DESCRIPTION

The property is a period built terraced property of traditional construction. We are advised that it is Grade II listed. The property has most recently been used as an office with a series of good sized rooms. There are a range of features in keeping with both its traditional build and office use.

- Cat 5 cabling
- New carpets and redecorated
- Original staircase
- Diffused lighting
- Feature timber doors
- Gas central heating

To the rear of the property is a concrete surfaced yard which allows parking.

## FLOOR AREA (approximate net internal floor area)

Ground Floor	47.69 sq m (513 sq ft)
First Floor	46.81 sq m (504 sq ft)
<b>Total</b>	<b>94.50 sq m (1017 sq ft)</b>

## USE

We believe the property is ideally suited to continued use for office and commercial purposes. Subject to planning it may also lend itself to a range of alternative uses. Interested parties must make their own enquiries in this regard.

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## RENT

£12,500per annum.

## VAT

The rent excludes VAT.

## VIEWING AND FURTHER INFORMATION.

Please make further enquiries with the sole Agents. 07725 416002 or 01904 692929  
or [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk).

Subject to contract, 150422.



### MCBEATH PROPERTY CONSULTANCY LIMITED

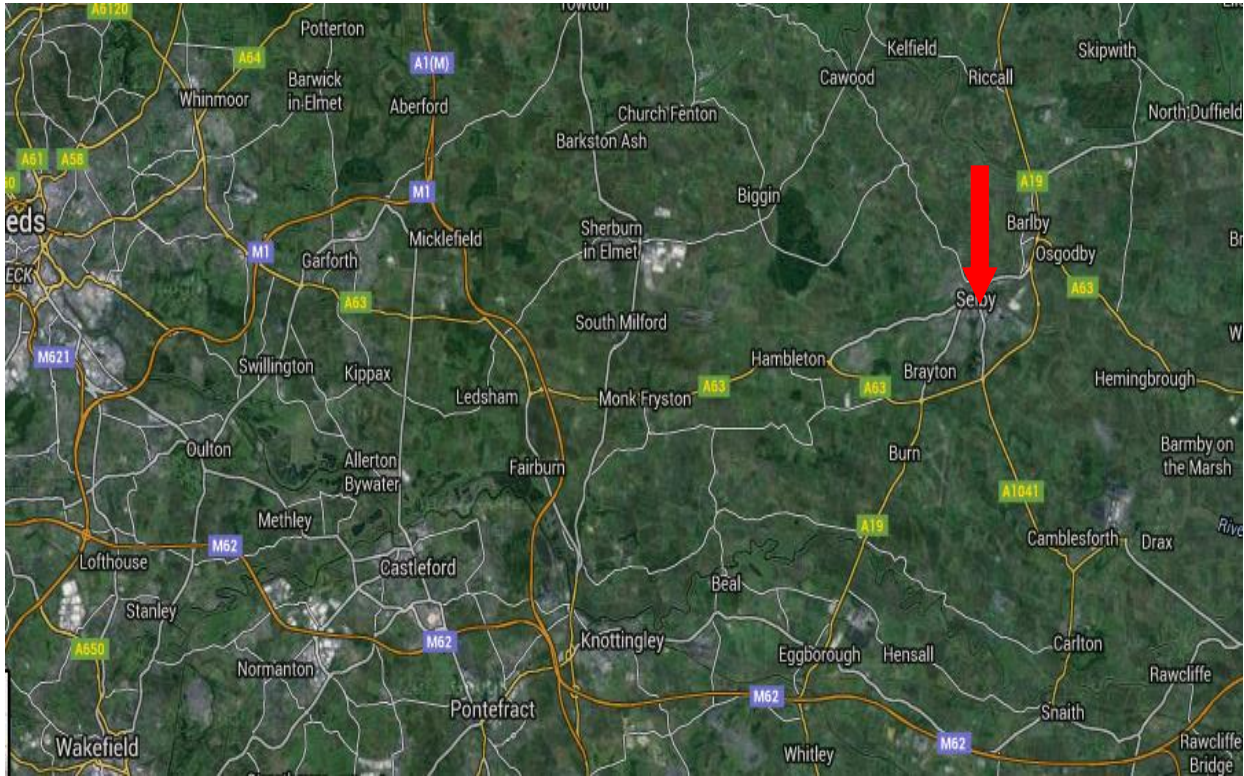
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2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

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