

**SELBY, YORKSHIRE**  
**15 Gowthorpe YO8 4HE**

**McBeath**  
Property Consultancy

**01904 692929**  
mcbeathproperty.co.uk



## **HIGH STREET SHOP with UPPER FLOORS**

- Prominent position on prime shopping street
- Well located for major routes
- Popular market town centre location
- Close to amenities, bus and train stations
- Open plan single fronted sales area
- 2 upper floors providing office and storage space
- Attractive setting close to historic Selby Abbey
- Could suit wide range of uses, subject to planning

**TO LET**

## Location

The property is situated on Gowthorpe 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.

Gowthorpe is a prime shopping street comprising many multiple retailers and service providers.

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.

There are 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 comprises a ground floor sales area with 2 upper floors storage and office space.

There are staff kitchen and WC facilities.

The property is partially UPVC double glazed.

There is a suspended ceiling with integral lighting, and an air conditioning unit to the ground floor (this has not been tested).

Externally there is a shared service yard at the rear of the property which can be used for loading and parking.

## Floor Area (net internal approximate)

Ground floor shop	70.80 sq m	(762 sq ft)
1st floor office/store/staff	59.83 sq m	(644 sq ft)
2nd floor office/store	72.55 sq m	(781 sq ft)
<b>TOTAL</b>	<b>203.18 sq m</b>	<b>(2,187 sq ft)</b>

## Services

We are advised that the property is connected for mains services of electricity and water. We believe that drainage is to the public sewer.

## Lease Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

The asking rental for the whole is £26,500 per annum.

Consideration will be given to floor by floor lettings. Contact the agents for rents.



## Rateable Value

We have made enquiries via the Valuation Office web site from which we believe the property has the following rateable values.

2023 list - £16,000 (subject to the business rate in the pound)

However we cannot verify this figure and interested parties should make their own enquiries in this regard.

## VAT

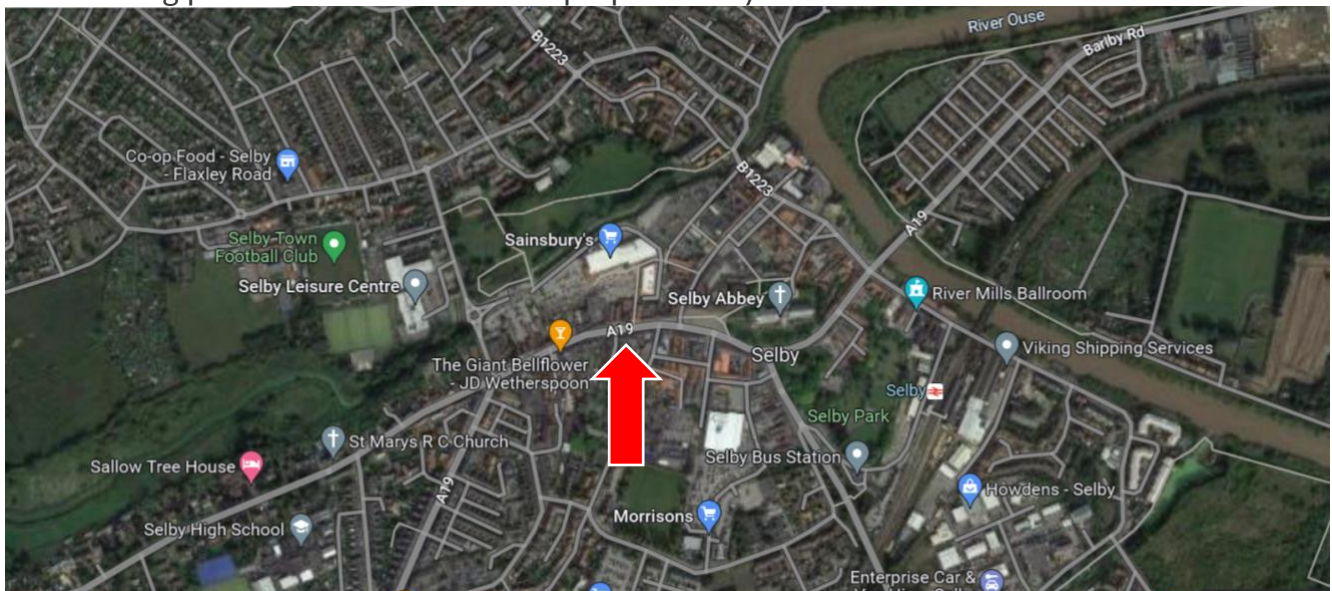
The rent is subject to VAT at the applicable rate.

## Viewing

Viewings are by strictly prior appointment with the sole agents McBeath Property Consultancy [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) 07725 416002 or 01904 692929.

## Location Map

The following plans are for identification purposes only.



**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.



## Additional Photos



**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.