

# FIRST & SECOND FLOOR OFFICES

**McBeath**  
Property Consultancy

01904 692929  
mcbeathproperty.co.uk

**TO LET**



**27A FINKLE STREET, SELBY, YO8 4DT**

- ✓ **1,215 SQ.FT (112.81 SQ.M)**
- ✓ **PRIME LOCATION ON FINKLE STREET.**
- ✓ **5 OFFICE SUITES, RECEPTION & STORAGE AREA.**
- ✓ **SUITABLE FOR A VARIETY OF USES**
- ✓ **3 ALLOCATED PARKING SPACES TO THE REAR.**

**McBeath Property Consultancy Ltd.**

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

## LOCATION

The property is situated on Finkle Street 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 Yorkshire's 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 within easy reach of schools, shops, train and bus station, library and pubs and restaurants. Notably there are 2 large public car parks to the front and rear.

## DESCRIPTION

The property comprises first and second floor office accommodation above a retail premises with access provided through a separate ground floor entrance off Finkle Street with stairs leading to the first floor. There is also access to the first floor from the rear yard via an external staircase.

The accommodation provides 5 office suites, reception area and storage area. The offices also benefit from WC and kitchen facilities as well as rear access to the courtyard area.

Externally, there are 3 allocated parking spaces to the rear of the property.

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Net Internal Areas: -

First Floor	61.85 sq.m	666 sq.ft
Second Floor	50.96 sq.m	549 sq.ft
<b>TOTAL</b>	<b>112.81 sq.m</b>	<b>1,215 sq.ft</b>

## TERMS

The unit is available to let by way of a new internal repairing and insuring lease for a term of years to be agreed at a rent of **£8,500 per annum exclusive**.

## RATEABLE VALUE

We understand the property is assessed as follows:-

Rateable Value: £8,800 from 1<sup>st</sup> April 2026.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

*Subject to Contract - Jan 26*

## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (119). A copy of the EPC is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

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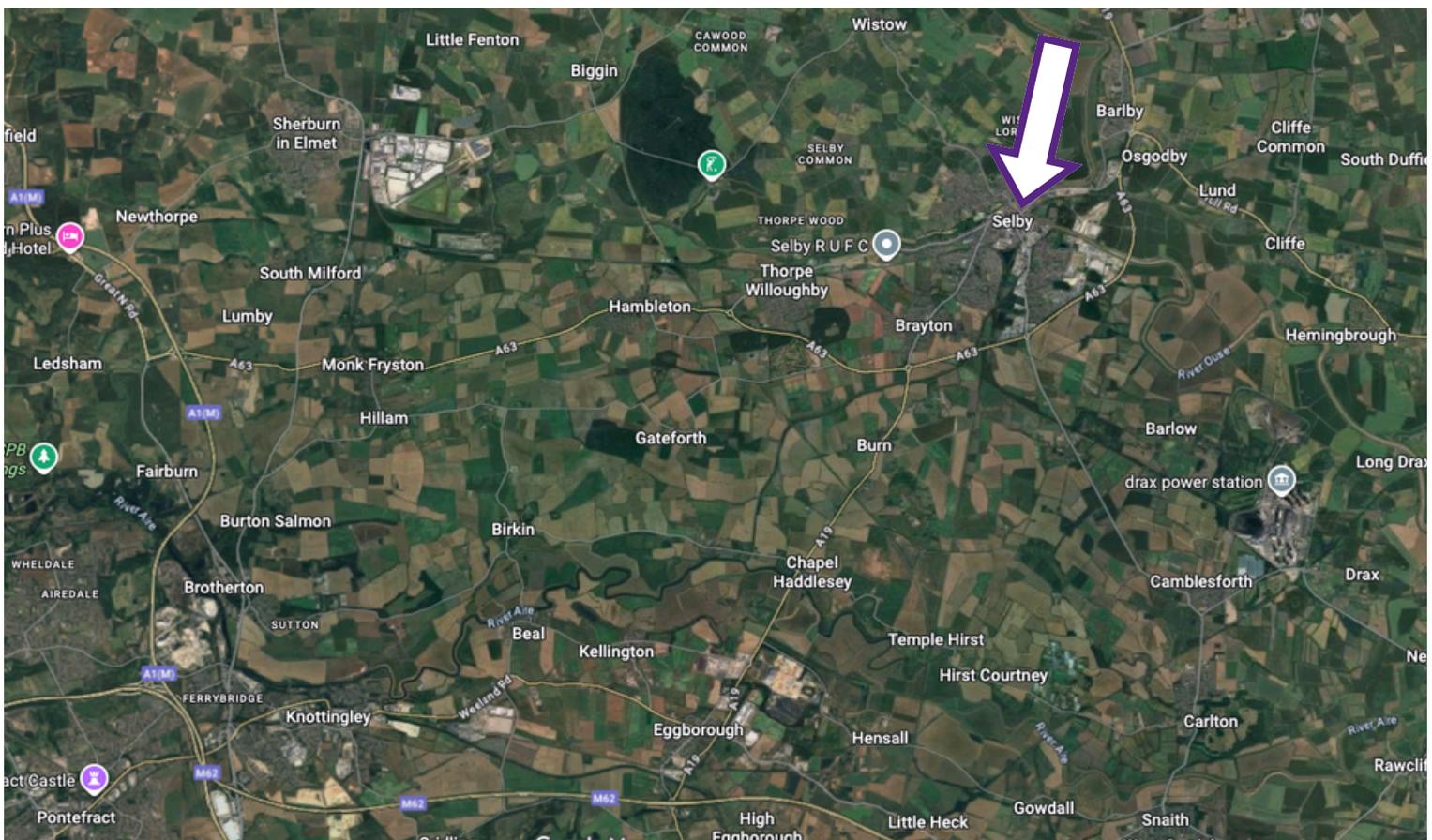
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