

PROMINENT RETAIL UNIT

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



1 NEW STREET, SELBY, YO8 4PT

- ✓ **GROUND FLOOR RETAIL UNIT WITH UPPER FLOORS.**
- ✓ **ADJACENT TO SELBY ABBEY.**
- ✓ **HISTORIC NORTH YORKSHIRE MARKET TOWN.**
- ✓ **SUITABLE FOR A VARIETY OF USES.**
- ✓ **GROUND FLOOR TO BE REDECORATED.**

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 occupies a prominent position on New Street in Selby town centre, adjoining the historic Selby Abbey and benefiting from passing traffic travelling between the southern entrance to the town and the principal shopping streets. Selby is an established North Yorkshire market town with a range of retail, leisure and service amenities, supported by a strong local catchment. The town benefits from good transport links, with Selby railway station providing connections to York and Leeds, and convenient road access via the A63, A19 and A1(M).

DESCRIPTION

The property comprises a retail unit arranged over three floors, providing ground floor sales accommodation together with additional accommodation across the first and second floors. The ground floor comprises an open sales area with a separate tea point, whilst a staircase to the rear provides access to the upper floors, which offer further sales, ancillary and storage accommodation.

ACCOMMODATION

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

Ground Floor	20.62 sq.m	222 sq.ft
First & Second Floors	38.55 sq.m	415 sq.ft
TOTAL	59.17 sq.m	637 sq.ft

TERMS

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£11,250 per annum exclusive**.

RATEABLE VALUE

We understand the unit has a Rateable Value of £5,900.

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (81). 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.

A: Andrew McBeath

T: [01904 692929](tel:01904692929)

M: [07725 416002](tel:07725416002)

E: andrew@mcbeathproperty.co.uk

A: Tom Grimshaw

T: [01904 692929](tel:01904692929)

M: [07827 965146](tel:07827965146)

E: tom@mcbeathproperty.co.uk

Subject to Contract - Oct 26



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