

# TO LET

## QUALITY FIRST & SECOND FLOOR OFFICES



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

- 1,214 sq.ft (112.81 sq.m)
- Prime Location on Finkle Street.
- 5 Office Suites, Reception & Storage Area.
- Suitable for a variety of uses including Office, Healthcare, Beauty, Hairdressers & Counselling.
- 3 allocated parking spaces to the rear.

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

## LOCATION

Selby, with a population of approximately 15,000, is a market town 14 miles (22.5km) south of York.

The property is situated in a prime location on Finkle Street with nearby occupiers including Betfred, William Hill, Hunters Estate Agents, TUI and Barclays.

## 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.

The property benefits from gas central heating.

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 NIA</b> | <b>112.81 sq m</b> | <b>1,214 sq ft</b> |



## **TERMS**

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

## **RATES**

We understand the property is assessed as follows:-

Rateable Value £ 7,000

Rates Payable £ 3,493 (approx. if applicable.)

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

## **ENERGY PERFORMANCE CERTIFICATE**

Awaiting assessment.

## **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.

## **FURTHER INFORMATION/VIEWING:**

### **Tom Grimshaw**

T: 0113 244 9020

M: 07827 965146

E: tom@bht.uk.com

Subject to Contract  
June 2021

#### **Misrepresentation Act**

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.