

# PROMINENT SHOP TO LET



## 48 GOWTHORPE, SELBY, YO8 4ET

### LOCATION

Selby with a population of approximately 15,000 is a market town 13 miles (20.9km) south of York, 20 miles (32.2km) east of Leeds and 30 miles (48.3km) west of Hull.

The town benefits from good communications being on the A63 Leeds to Hull trunk road. Selby train station offers regular services to York, Hull and London Kings Cross.

### SITUATION

The property is situated in a prime location on Gowthorpe immediately adjacent to British Heart Foundation and William H Brown estate agents with other nearby occupiers including Bonmarche, Halifax, Yorkshire Trading Company, New Look, Clarks, Timpson, Thomas The Baker, Superdrug and Greggs.

### DESCRIPTION

The shop offers ground floor sales with rear ancillary and first floor staff and storage.

Externally there is a self contained fenced yard to the rear providing space for deliveries/loading and parking.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Sales	154.15 sq.m	1,660 sq.ft
GF Ancillary	11.23 sq.m	121 sq.ft
FF Staff/Office	51.16 sq.m	551 sq.ft

### LEASE TERMS

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

### RENTAL

**£28,000 per annum exclusive.**

### ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

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

## RATES

We understand the property is assessed as follows:-

Rateable Value    £19,250  
Rates Payable     £9,605.75 (approx)

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

## 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

**Flynn Burgess**  
T: 0113 244 9020  
M: 07402 653238  
E: flynn@bht.uk.com

Subject to Contract  
Dec 23



### 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.