

PRIME SHOP TO LET



2 NEW LANE, SELBY YO8 4QB

LOCATION

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

SITUATION

The subject property is situated in a prime location on New Lane with nearby occupiers including Dominos, Boots, Costa Coffee, O2 and Skipton Building Society.

DESCRIPTION

A ground floor shop with ancillary first floor storage

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	6.74m	22'11"
Internal Width	4.8m	15'7"
Shop Depth	7.38m	24'2"
Ground Floor Sales	40.7 sq.m	438 sq.ft
First Floor Storage	39.6 sq.m	423 sq.ft

LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£12,000 per annum exclusive of VAT.

RATES

We understand the property is assessed as follows:-

Rateable Value £ 10,250

We understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as having a rating of E, valid until 19 November 2031

LEGAL COSTS / VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

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Subject to Contract
Feb 2025

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Microrepresentation 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.