

# PROMINENT SHOP TO LET



## 40A 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 with nearby occupiers including Admiral, Bonmarche, British Heart Foundation, 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.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Ground Floor	82.06 sq.m	883 sq.ft
FF Staff/Office	55.20 sq.m	594 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

**£18,000 per annum exclusive.**

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of C(74). A copy of the certificate is available on request.

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



**RATES**

We understand the property is assessed as follows:-

Rateable Value     £12,500

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**

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Subject to Contract  
Sept 25

