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**CARTER TOWLER**  
CHARTERED SURVEYORS

# TO LET

## TOWN CENTRE RETAIL/SHOWROOM UNIT

**SALES 4,690 sq ft (435.79 sq m)**



- High Profile Town Centre location
- Potential for many uses (subject to planning)
- Sub lease or assignment

**69 GOWTHORPE  
SELBY  
YO8 4HE**

## 69 Gowthorpe, Selby YO8 4HE

### LOCATION

Selby is a historic Market Town situated approximately 14 miles to the south of York and 25 miles to the east of Leeds. The town has a catchment area of approximately 36,000 and supports a wide range of retail facilities.

Gowthorpe is the main retail thoroughfare and includes a good mixture of national multiples.

In addition to the traditional retailing streets of Gowthorpe and Micklegate the town's retail offering is enhanced by the Abbey Walk Shopping Centre and Market Cross.

### DESCRIPTION

The property comprises a large ground floor retail showroom area with ancillary accommodation including a warehouse, internal storage, staff room, kitchen and w/c to the side rear of the property. Loading can be accessed from the rear.

Parking is available to the side/rear of the property on a pay & display basis.

### ACCOMMODATION

Sales	4,690 sq ft	(435.79 sq m)
Warehouse	1,155 sq ft	(107.3 sq m)
Staff/Storage	329 sq ft	( 30.6 sq m)
<b>Total</b>	<b>6,174 sq ft</b>	<b>(573.69 sq m)</b>

### RATING

The accommodation is currently assessed for rating purposes as follows:-

<u>Description</u>	<u>Rateable Value</u>
Shop and Premises+ UBR 2018/2019	<b>£31,500</b> <b>£0.48</b>

We would advise that all interested parties contact the relevant authorities for further information.

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## **ENERGY PERFORMANCE CERTIFICATE**

The property has an Energy Performance Asset rating of D79. A full copy of the certificate is available upon request.

## **LEASE TERMS**

The property is held on an effective full repairing and insuring lease for a term up to 23<sup>rd</sup> June 2025. The passing rent is £40,000 per annum exclusive of business rates, utility costs, building insurance, VAT and all other outgoings.

The unit is available on a new sub-lease for a term to be negotiated and agreed or by way of an assignment.

## **VIEWING / FURTHER INFORMATION**

For further information or to arrange a viewing please contact the sole letting agents:-

### **CARTER TOWLER LIMITED**

Tel. No. 0113 245 1447

Pete Bradbury

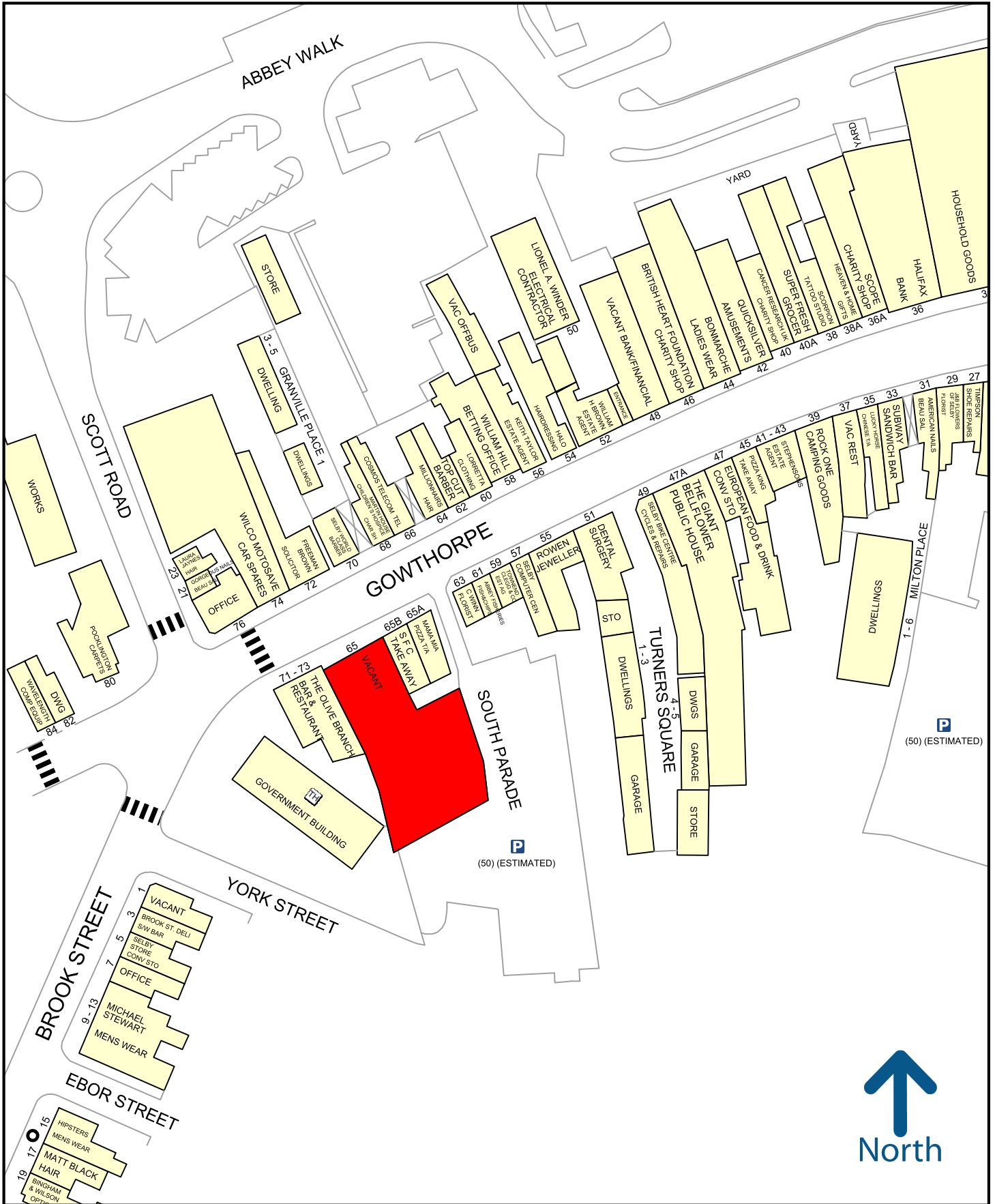
[petebradbury@cartertowler.co.uk](mailto:petebradbury@cartertowler.co.uk)

Max Vause

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**(REF: PB.CM.18191)**

**Details prepared May 2018**



50 metres

Experian Goad Plan Created: 09/05/2018  
 Created By: Carter Towler LLP

