



6 Gowthorpe, Selby, YO8 4ET

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Selby
YO8 4ET

To Let

Prime Retail Unit:
£1,050 pcm/£12,600 pa

Stephensons



6 Gowthorpe, Selby YO8 4ET

- Located within the heart of Selby Town Centre
- Should enable the possibility of some small business rates relief
- Very secure building
- Has previously traded successfully as a pawnbrokers and jewellers

LOCATION

The property is located within the heart of Selby Town Centre, within the primary retail area. The property is within close proximity to a number of national retailers. These include Boots and WH Smith.

DESCRIPTION

The property is of part two and part single storey brick construction. It is surmounted by a pitched, pantile covered roof to the front, with modern roof to the rear (incorporating some skylights). The property benefits from a roller shutter to the front. This has a signage fascia above and provides access to a wide, DDA compliant entrance corridor. This benefits from the original mosaic floor, with display cabinets to either side. The main front door provides access into an open plan retail area benefiting from a carpet covered floor, wallpapered walls and a suspended ceiling incorporating inset fluorescent luminaries. Some further display lighting is also provided. A door to the rear of the shop provides access into a secure area beyond which is a kitchenette and staff toilet. A dropdown ladder provides access to the upper floor accommodation. This benefits from high floor to ceiling heights, being open plan in nature. Additional storage accommodation is provided to the attic area. The upper floor also benefits from a fire escape door to the rear, with a metal staircase providing the necessary egress. The first floor has a single glazed, timber framed 'sash' window as well as traditional hanging signs.

ACCOMMODATION

The ground floor extends to approximately 45m² (488 sq ft). The first floor extends to approximately 22m² (236 sq ft). The attic level extends to approximately 16m² (174 sq ft). **The total floor area is thus 83m² (868 sq ft).**

SERVICES

The property benefits from a wall mounted air conditioning unit to the retail area. An intruder alarm and CCTV system are also provided. We understand that the property benefits from mains supplies of water, drainage and electricity. We do not believe that there is any gas to the property.

PLANNING

We believe that the property benefits from planning consent for A1 (retail) purposes. Interested parties looking towards a change of use are advised to make their own enquiries with the Planning Department of Selby District Council.

LOCATION PLAN

RATES

We understand that the property presently has a rateable value of £9,500. This should enable the possibility of some Small Business Rates Relief.

EPC

The property has an EPC rating of D (91). Please contact the agent for a full copy of the document.

RENT

£1,050 pcm / £12,600 pa.

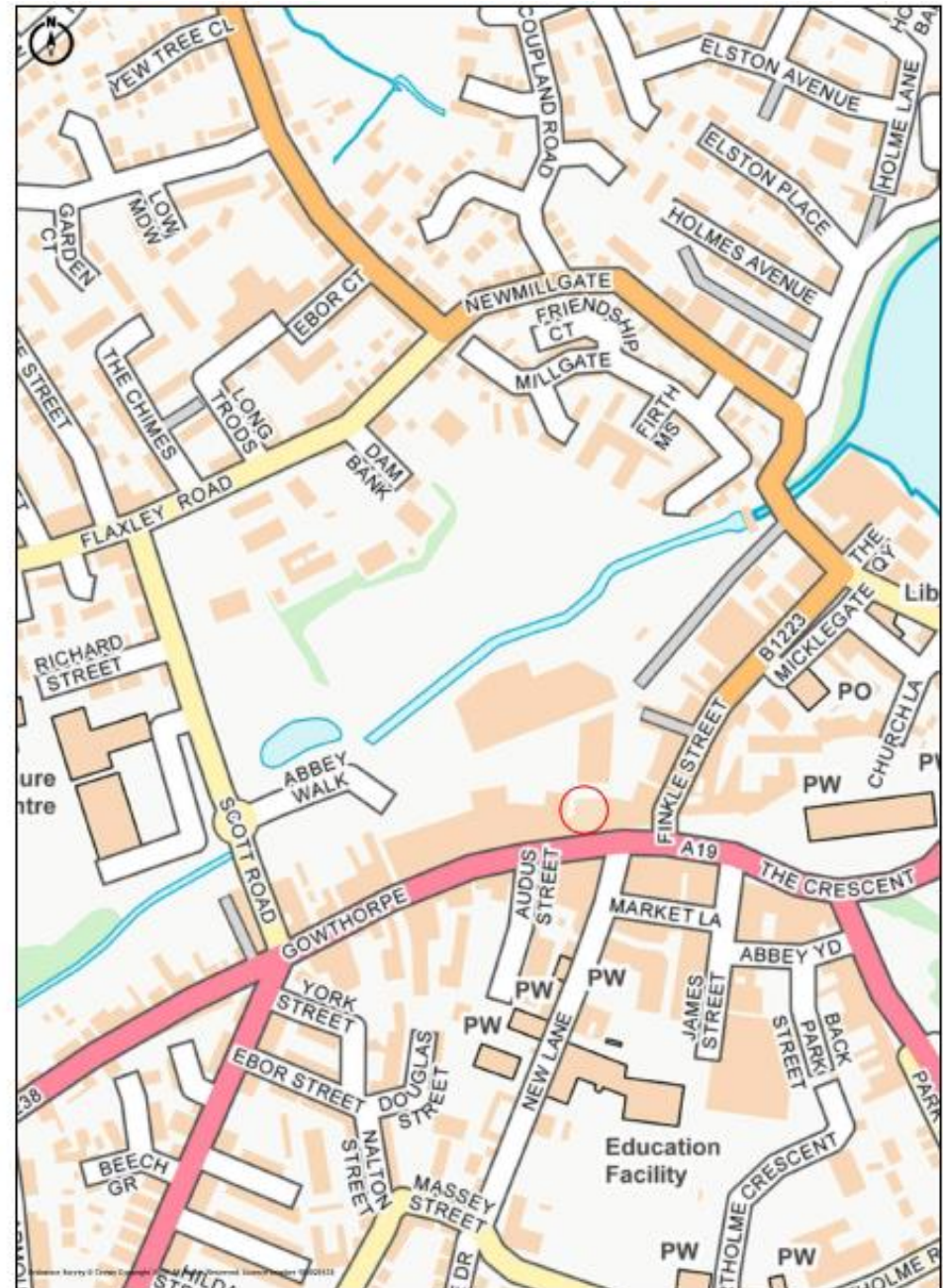
TERMS

The property is available to rent for a term of years to be agreed on a full repairing basis. The incoming tenant will also be responsible for the full payment of utilities, non-domestic rates and the annual building's insurance premium.

VIEWINGS/FURTHER INFORMATION

Please contact James Reynolds on 07894 697729.

Email: james@stephensons4property.co.uk.



Shop



First Floor



Rear



Attic



Stephensons
York
Knaresborough
Selby
Boroughbridge
Easingwold
York Auction Centre

01904 625533
01423 867700
01757 706707
01423 324324
01347 821145
01904 489731

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