

Ground Floor Offices
12 Park Street,
Selby, YO8 4PW

£6,500 pa

Ground Floor Offices
extending to
approximately 79m²
(850 sq ft) available for
immediate occupation

12 Park Street, Selby, YO8 4PW

Stephensons



Ground Floor Offices, 12 Park Street, Selby, YO8 4PW

- Well-Established Location
- Close to Railway and Bus stations
- Should enable the possibility of small business rates relief
- Available Immediately

LOCATION

The property is located to the northern side of Park Street, within a popular parade of period residences.

Nearby occupiers include Crombie Wilkinson solicitors and Jinnah Indian Restaurant.

The town's bus and railway stations are a short distance to the east, on the opposite side of Bawtry Road.

DESCRIPTION

The property comprises the majority of the ground floor. It benefits from an open plan area to the front, with some cellular offices, toilet and kitchenette to the rear.

The wider building benefits from an impressive, Grade (II) Listed façade and the first floor suite is occupied by the Selby Area Internal Drainage Board.

ACCOMMODATION

The property has a net internal area (nia) of approximately 79m² (850 sq ft).

SERVICES AND AMENITIES

We understand that the property benefits from its own supplies of water and electricity. The gas supply is shared with Selby Area Internal Drainage Board.

The property benefits from a gas fired central heating system, serving wall mounted radiators.

PLANNING

We understand that the property benefits from an established use for B1 (office) purposes. Parties interested in alternative uses should make their own enquiries with Selby District Council Planning Department.

RATING

The property has a rateable value of £5,800.

This should enable the possibility of small business rates relief.

EPC

We have been advised that an EPC is not required, as the property forms a Grade (II) Listed building.

RENT

£6,500 per annum / £550 pcm.

TERMS

The property is available on an internal repairing lease for a term of years to be agreed. Tenants will be responsible for the payment of electricity, water, 50% of gas charges and non-domestic rates (if applicable). The landlord also reserves the right to charge a portion of the annual buildings insurance premium (please speak to the letting agents for more information in this regard). Please note that the landlord (Selby Area Internal Drainage Board) will require disabled access through one of the rear doors which forms part of the demise, use of a disabled toilet within the demise and access to the boiler room (also within the demise) for maintenance purposes.

Both parties are to be responsible for their own legal costs in terms of drawing up a lease.

FURTHER INFORMATION

For further information or to request a viewing, please contact our commercial property manager,

James Reynolds, on:

Mob: 07894 697729

Email: james@stephensons4property.co.uk.

LOCATION PLAN



INTERNAL VIEW



REAR ELEVATION



Stephensons
York
Knaresborough
Selby
Boroughbridge
Easingwold
York Auction Centre

01904 625533
01423 867700
01757 706707
01423 324324
01347 821145
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