



74/76 Gowthorpe
Selby
YO8 4ET

FOR SALE - £150,000

**Prominent Commercial
Building available on a
Freehold Basis**

74/76 Gowthorpe, Selby, North Yorkshire, YO8 4ET

Stephensons

S
ESTD 1871

74/76 Gowthorpe, Selby, YO8 4ET

- Freehold
- Well-Established Commercial Location
- Prominent Position
- Available from January 2020 when current tenant vacates

LOCATION

The property is located to the north-west of Gowthorpe, at its junction with Scott Road. To the south is Brook Street (A19), which provides direct access to the Selby Bypass. Selby is a popular and vibrant market town which in recent years has become a popular commuter settlement to both York and the West Yorkshire conurbation. It benefits from excellent road and rail connections, with the station on the Trans-Pennine route, and the Selby Bypass. A general location plan is to the rear of these particulars.

DESCRIPTION

The property is of 2 storey brick construction, rendered to the front elevation and surmounted by a pitched, tiled roof. To the ground floor is a recessed, double shop frontage, benefitting from prominent display windows. Internally, the ground floor has been divided into some meeting rooms and a reception area. These generally benefit from perimeter trunking, a suspended ceiling (incorporating modern fluorescent luminaries), and a carpet tiled floor. To the rear is a staircase extending to the first floor level. The staircase provides access to some cellular offices at first floor level, together with a separate kitchenette and staff toilets. The offices generally benefit from carpet floors, fluorescent lighting and painted plaster walls.

ACCOMMODATION

The following accommodation is provided:-

Description	M ²	Sq Ft
Ground Floor		
74	33.06	356
76	35.22	380
Sub-Total	68.28	736
First Floor	56.58	609
Total	124.86	1,345

The property has a wide net frontage of approximately 10m (33ft) to Gowthorpe. It also benefits from a return frontage to Scott Road of approximately 4m (15ft).

SERVICES

We understand that mains electricity, water and drainage are connected or available to the property. Various wall mounted air conditioning units are provided.

PLANNING

The property has previously been used as newspaper offices for many years and then by a drug and alcohol charity. We believe that it benefits from planning permission for A2 purposes, although potentially parties are invited to make their own enquiries with the planning department of Selby District Council.

EPC

EPC Rating: G (198). A copy is available to inspect at the agents offices.

RATES

The property is currently assessed for non-domestic rating purposes as having a rateable value of £14,500.

PRICE

£150,000.

TENANCIES

We understand that there is an agreement with Selby District Council in respect of the external CCTV camera. More information can be provided upon request.

PROPOSALS

The property is available to purchase on a freehold basis.

VIEWINGS/FURTHER INFORMATION

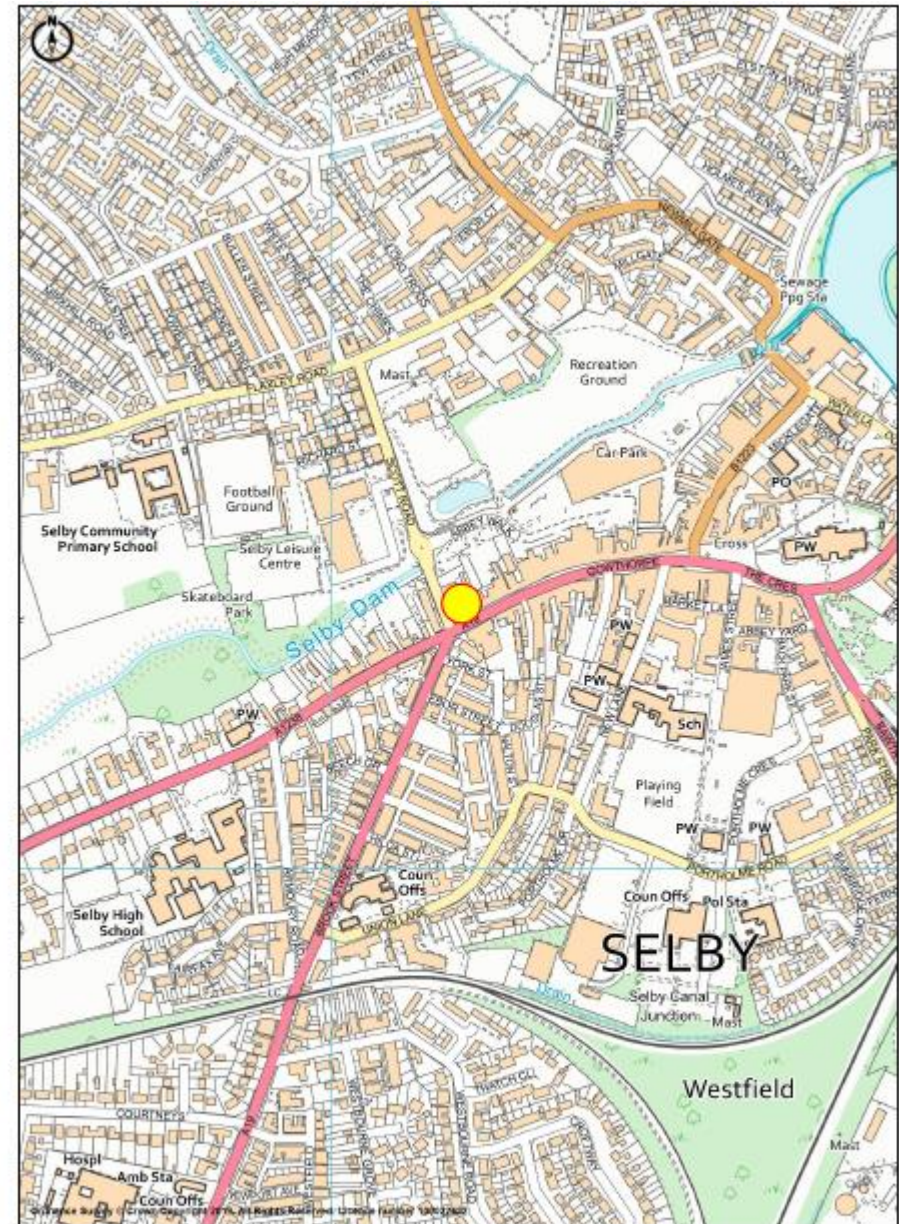
Please contact James Reynolds on 07894 697729.

Email: james@stephensons4property.co.uk

DIRECTIONS

The Property is located to the far north-west of Gowthorpe, at its junction with Scott Road. To the south is Brook Street (A19), which provides direct access to the Selby Bypass.

LOCATION PLAN



Promap v2
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2019. All Rights Reserved.
Licence number 100023432
Printed Scale - 1:75000, Paper Size - A4

FIRST FLOOR



GROUND FLOOR



Stephensons
York
Haxby
Knaresborough
Selby
Boroughbridge
Easingwold
York Auction Centre

01904 625533
01904 809900
01423 867700
01757 706707
01423 324324
01347 821145
01904 489731

Partners
JF Stephenson MA (Cantab) FRICS FAAV
IE Reynolds BSc (Est Man) FRICS
REF Stephenson BSc (Est Man) MRICS FAAV
NJC Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates
CS Hill FNAEA
N Lawrence

Regulated by RICS Stephensons is the trading
name for Stephensons Estate Agents LLP
Partnership No: OC404255 (England & Wales)
Registered Office: 10 Colliergate York YO1 8BP



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:
i.) Messrs Stephensons with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.
ii.) The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
iii.) No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
iv.) Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof