



TO LET

TOWN CENTRE RETAIL UNIT

977 Sq Ft (90.76 Sq M)

- ◆ High Profile Town Centre location
- ◆ Opposite the Market Place
- ◆ Potential for many uses (subject to planning)
- ◆ Sub lease or assignment



15, Market Place
Selby, YO8 4PB

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.

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 subject property is a 3 storey, mid-terrace, brick built building that comprises a large ground floor retail area with ancillary accommodation including an internal storage, staff room, kitchen and w/c's to the rear of the property. Loading can be accessed from the rear.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides a Net Internal Area of 977 Sq Ft

RATES

Shop and Premises

Rateable Value:	£17,750
Rates Payable (2019/2020):	£8,715.25



TERMS

The property is held on an effective full repairing and insuring lease for a term up to 7th December 2027 with a tenant only break option on 7th December 2022. The passing rent is £25,000 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.

EPC

The property has been assessed as having an energy performance asset rating of D76.

VAT

The property is elected for VAT and therefore VAT is payable on the rent.

For viewing arrangements or to obtain further information please contact:

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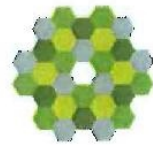
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HM Land Registry
Official copy of
title plan

Title number NYK212199
Ordnance Survey map reference SE6132SW
Scale 1:1250
Administrative area North Yorkshire : Selby

PLAN 2



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