

RETAIL/SHOWROOM UNIT

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



43-45 MICKLEGATE, SELBY, YO8 4EA

- ✓ **639.76 sq.m (6,884 sq.ft) at Ground Floor**
- ✓ **Established Town Centre Position**
- ✓ **Public parking to the front and rear**
- ✓ **Open retailing space and storage**
- ✓ **Additional first floor accommodation (optional)**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

The property is situated on Micklegate in Selby town centre. Selby is a historic market town which offers a full range of shops, pubs, restaurants, services and other businesses, and is renowned for its magnificent Abbey.

Micklegate is a popular shopping street comprising many retailers and service providers.

Selby is an attractive, sought-after town close to Yorkshire's major routes and is adjacent to attractive countryside, offering a high quality of life and a range of commercial businesses and employers.

There are strategic road and rail links, with the nearby A63 and A19 providing quick links to Leeds, York, Hull, the M62 and A1(M). The town also benefits from excellent public transport with regular bus services and a train station which connects quickly to York, the Trans-Pennine rail link and the East Coast mainline.

The property is in easy reach of schools, shops, train and bus station, library and pubs and restaurants. Notably there are 2 large public car parks to the front and rear.

DESCRIPTION

The property comprises the ground floor of a 2- storey building of traditional brick and masonry construction. Internally the property is laid out to provide an open plan retailing area with separate storage to the side and rear. There is ancillary accommodation including a staff room and office. WCs are situated on the first floor.

The property has a fully glazed frontage and recessed entrance.

At first floor level there is additional storage, staff and office accommodation. This can also be made available or excluded, subject to further discussion.

Externally there is a loading apron along the rear elevation.

ACCOMMODATION

The unit has an approximate net Internal ground floor area of **639.76 sq.m (6,884 sq.ft) approx.**

There is an additional **290.13 sq m (3,121 sq ft) approx. on the first floor.**

TERMS

The **ground floor** of the premises is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of circa **£70,000 per annum exclusive subject to use and further discussion.**

The first floor could also be made available subject to tenants requirements and agreement of additional rental.

RATES

We understand the whole property is assessed as follows:-

Rateable Value £43,000 (this will increase in April 2026 to £44,500)

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

SERVICES

We are advised that the unit benefits from mains electricity, water and drainage.

Subject to Contract – Nov 25

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (52). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

A: **Andrew McBeath**

T: **01904 692929**

M: **07725 416002**

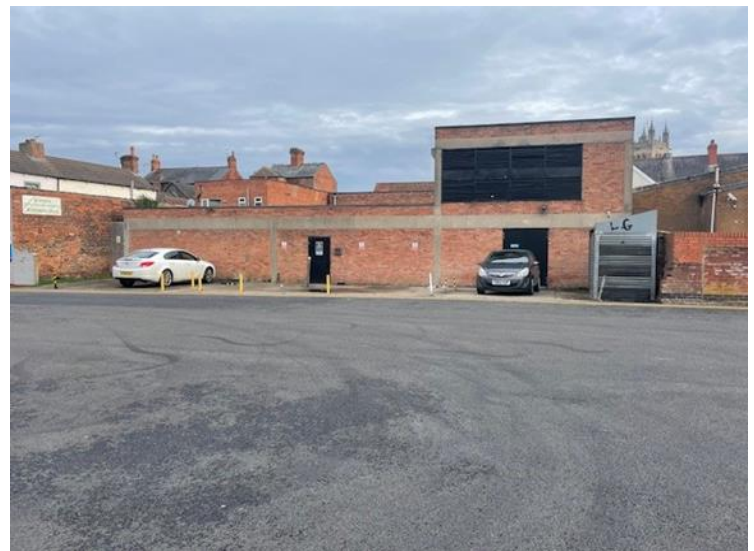
E: **andrew@mcbeathproperty.co.uk**

A: **Tom Grimshaw**

T: **01904 692929**

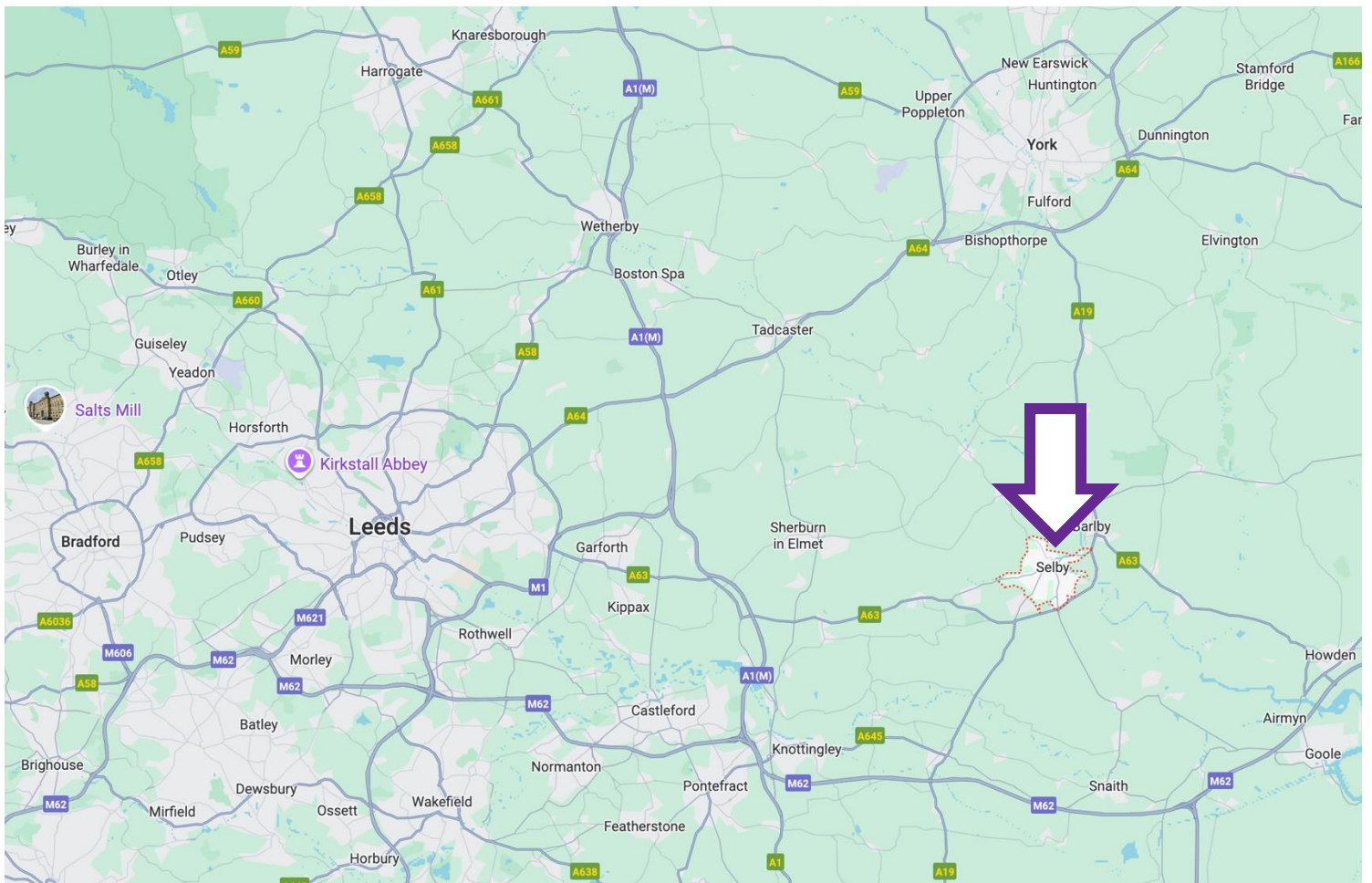
M: **07827 965146**

E: **tom@mcbeathproperty.co.uk**



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