

# PROMINENT RETAIL UNIT

**McBeath**  
Property Consultancy

01904 692929  
mcbeathproperty.co.uk

**TO LET**



**22 FINKLE STREET, SELBY, YO8 8DT**

- ✓ **GROUND & FIRST FLOOR RETAIL UNIT**
- ✓ **PRIME LOCATION ON FINKLE STREET.**
- ✓ **HISTORIC NORTH YORKSHIRE MARKET TOWN**
- ✓ **SUITABLE FOR A VARIETY OF USES**
- ✓ **AIR CONDITIONING ON BOTH FLOORS**

**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 Finkle Street 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.

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 within 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 unit comprises a prominent mid-terrace retail premises over ground and first floor in Selby town centre. The property consists of two retail units at ground floor, the right hand ground floor unit is let separately however the first floor of the subject unit covers both units.

The ground floor comprises an open plan sales area with rear storage and WC. The sales area benefits from suspended ceilings with integrated LED lighting, linoleum floor, UPVC double glazed windows to the rear and an air conditioning unit. The first floor comprises an open plan room with 2 smaller rooms benefitting from wood effect flooring and an air conditioning unit.

There is an external courtyard to the rear accessible from patio doors on the ground floor. The unit is suitable for a variety of commercial uses.

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Net Internal Areas: -

Ground Floor	40.31 sq.m	434 sq.ft
First Floor	46.66 sq.m	502 sq.ft
<b>TOTAL</b>	<b>86.97 sq.m</b>	<b>936 sq.ft</b>

## TERMS

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£15,750 per annum exclusive**.

## RATEABLE VALUE

We understand the unit has a Rateable Value of £6,400.

We anticipate that the successful tenant will benefit from 100% small business rates relief, however interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

*Subject to Contract - Apr 26*

## SERVICES

The property is connected for mains services, including electricity, mains water and drainage with air conditioning on both floors.

## ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

## 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.

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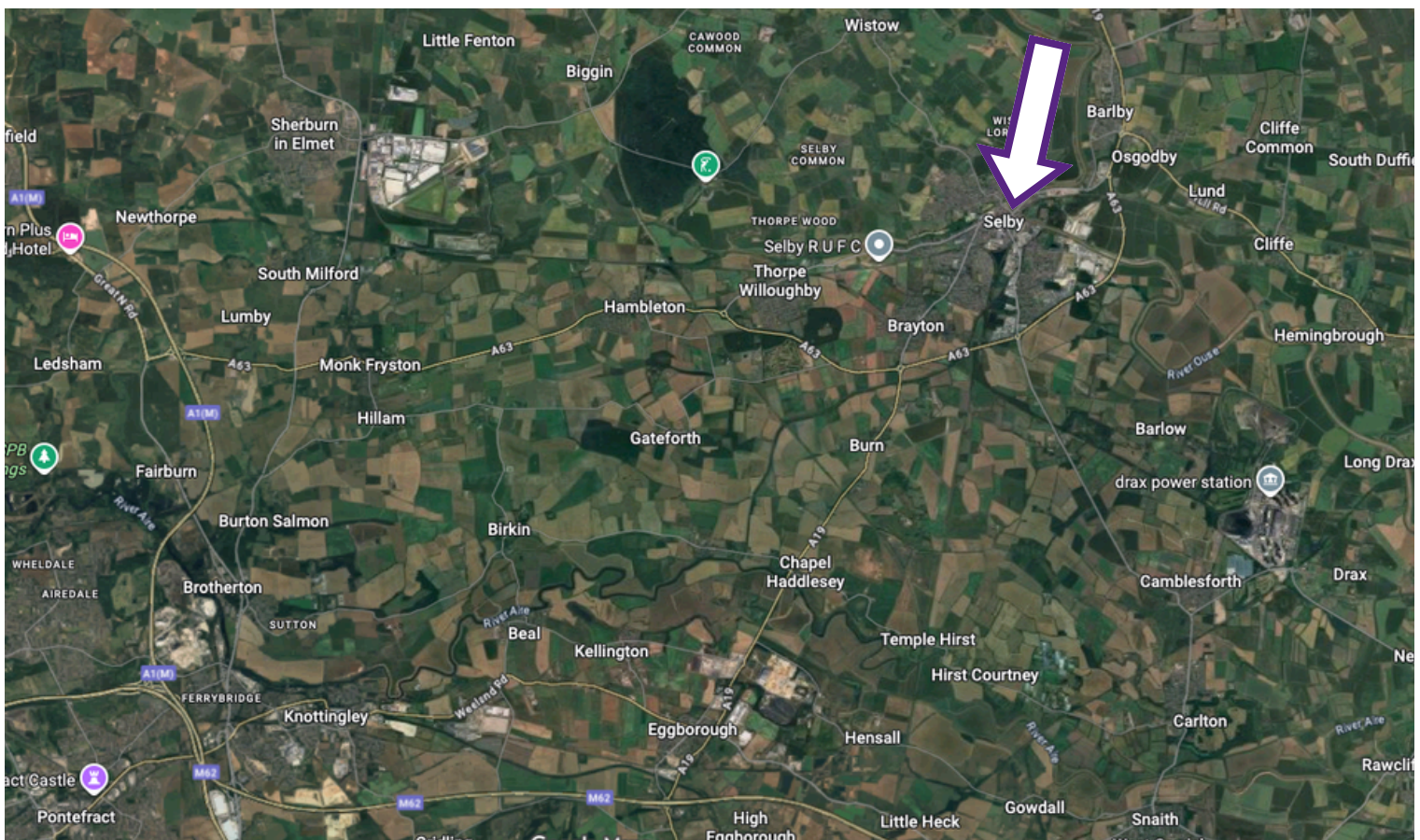
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*Subject to Contract - Apr 26*

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