



## Unit 2 Shipyard Road, Selby, YO8 8BN

Newly Refurbished Commercial Unit | Ideal Location | Separate Office Space | Roller Shutter Door | Ample Parking

- Commercial Unit
- 1785 Square Foot
- Close To Selby Town Centre
- Two Toilet Facilities
- Sizeable Parking
- Roller Shutter Door

**£1,500**

Jigsaw Letting are pleased to welcome to the market this fully refurbished commercial property nestled on Shipyard Road in the charming town of Selby. This offers an impressive 1,785 square feet of versatile space, perfect for a variety of business ventures. The property boasts an ideal location, ensuring excellent visibility and accessibility for both clients and employees.

Upon entering, you will find a well-designed layout that includes a separate office space, providing a quiet area for meetings and administrative tasks. The property is equipped with two toilets, enhancing convenience for staff and visitors alike.

One of the standout features of this property is the ample parking available for up to six/seven vehicles, making it easy for customers and employees to access the premises without the hassle of searching for parking. Additionally, the roller shutter door adds an extra layer of security and practicality, allowing for easy loading and unloading of goods.

This commercial space is not only functional but also presents a fantastic opportunity for businesses looking to establish themselves in a thriving area. With its modern finishes and thoughtful design, this property is ready for immediate occupation, making it an excellent choice for entrepreneurs seeking a fresh start in a prime location.

### **COUNCIL TAX BAND**

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

### **HOW DO I APPLY FOR A PROPERTY?**

To avoid disappointment please contact the office to request an application form for the property you wish to apply for following your viewing.

### **LETTINGS FEES UPON APPLICATION**

Additional fees apply for this property and are as follows; 1 weeks rent holding fee for each property. Please note, the holding fee is deductible from the first month's rent on the property if successful. There will also be a bond for the property equal to 5 weeks rent which will be held for the duration of the tenancy with the DPS. Go to, [www.jigsawletting.co.uk](http://www.jigsawletting.co.uk) or call for more details

### **LETTINGS VIEWINGS**

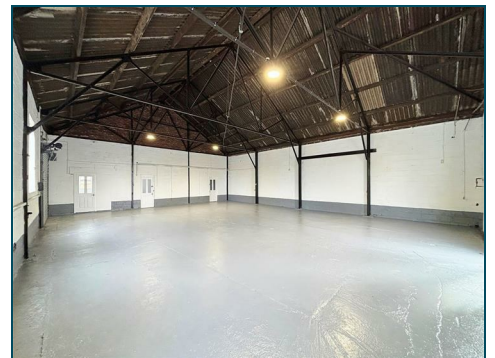
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

### **OPENING HOURS LETTING TEAM**

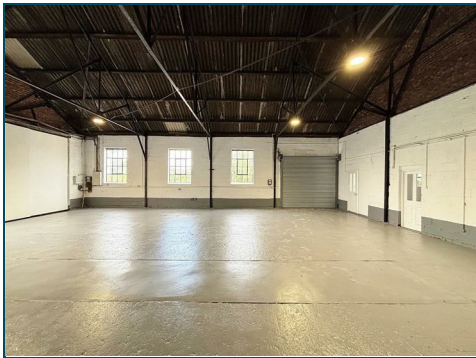
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm


### **TO LET PROPERTY DETAILS**


Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



REFER A FRIEND

RECEIVE UPON COMPLETION OF THE SALE

**£100**

GIFT CARD



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