

TO LET

**FORMER BARCLAYS BANK
MARKET PLACE
SELBY
YO8 4NX**

- FORMER BANKING PREMISES
- SUITABLE FOR A VARIETY OF USES (STPP)
- PROMINENT TOWN CENTRE LOCATION
- 3362 SQ.FT (312.31 SQ.M)



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Market Place
Selby, YO8 4NX

- **FORMER BANKING PREMISES**
- **SUITABLE FOR A VARIETY OF USES (STPP)**
- **PROMINENT TOWN CENTRE LOCATION**
- **3362 SQ.FT (312.31 SQ.M)**



Location

The property occupies a prominent position fronting Market Place at its junction with Finkle Street in Selby Town Centre.

Nearby occupiers include Boots, WH Smith Specsavers and Clarks.

Description

The property comprises a substantial three storey plus basement former banking premises in Selby Town Centre.

The accommodation provided by the property comprises an open plan forming banking hall to the ground floor benefitting from air conditioning, suspended ceiling incorporating strip lighting, painted plaster walls and carpet tile floor coverings.

To the upper floors are a series of offices, a staff kitchen and staff toilets.

The property also benefits from a large basement which contains a strong room.

To the rear is a small enclosed yard.

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA	3,362	312.31
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £21,750 (Effective from 2023).

EPC

The property has been assessed with an EPC rating of D (80).

Terms

The premises are available To Let for a term of years to be agreed on a new Full Repairing and Insuring Lease.

Rental

£35,000 per annum exclusive

VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting/selling transaction.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting/selling agents:

Fortune Nguwo

Direct Line: 0113 8480000

Email: Fortune.nguwo@walkersingleton.co.uk

Ref: 43523

Jan-24



No.1 Aire Street, Leeds, LS1 4PR

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