



12 Brook Street, Selby £750 PCM

Former hair salon suitable for a variety of uses within Use Class E (Business).

Located on a busy arterial road into Selby Town Centre.

Close to the prime shopping areas.

Net Internal Area: 53.23 sq.m (573 sq.ft)



DESCRIPTION

The accommodation forms part of an attractive two-storey Victorian property with large bay window fronting onto Brook Street (A19). The subject commercial space is situated at ground floor level and has previously been occupied and traded as a hair salon, although it would be suitable for a variety of occupiers within Use Class E (Business).

Internally, the subject property is accessed by way of a wooden front door into an inner hallway, which in turn provides access to the main accommodation. There is a small courtyard to the rear, which can be accessed from the main room, providing car parking shared with the residential flat to the first floor.

LOCATION

Selby is a historic market town situated approximately 15 miles to the south of York and 25 miles to the east of Leeds. The town has a catchment area of approximately 35,000 and supports a wide range of retail facilities.

The subject property is located on Brook Street, which forms part of the A19 and is a main thoroughfare into the town centre from the south, providing access into Gowthorpe to the north, which is generally considered to town's primary shopping street. Brook Street itself is a popular retailing destination with a wide range of occupiers. On-street parking is available within a short walk from the subject property, in addition to the various car parks throughout the town.

SERVICES

We understand that the property benefits from mains electricity, water and drainage.

TERMS

The property is available by way of a new effective full repairing and insuring lease for a minimum term of three years at a rent of £750 pcm exclusive. The tenant will be required to lodge a rental deposit equivalent to a minimum of 1 months' worth of rent (subject to satisfactory referencing) with the landlord for the duration of the term.

RATEABLE VALUE

Rateable Value - £4,900 (April 2023)

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of B 47. A full copy of the certificate is available upon request.

VIEWINGS

Contact Stephenson's Estate Agents (Commercial & Development) - 01904 625 533.

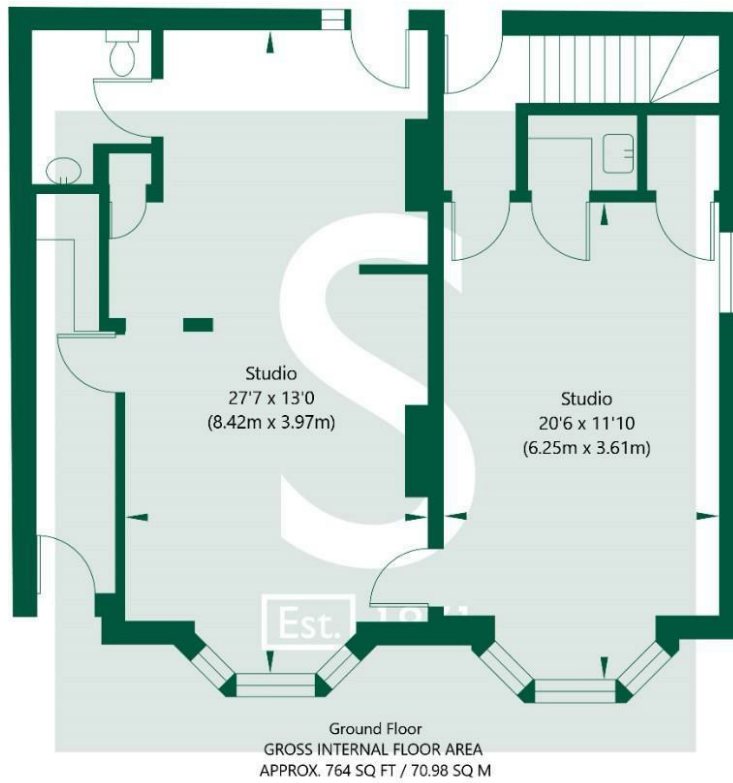
VALUE ADDED TAX

All figures quoted are exclusive of VAT. Where VAT is applicable, it will be charged at the prevailing rate.

DATE PREPARED

July 2023

Brook Street, Selby, YO8 4AR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 764 SQ FT / 70.98 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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