



43 Brook Street
Selby, YO8 4AL
£9,000 P.A

Prime Ground Floor Commercial Unit – Selby, North Yorkshire

Available to let is a versatile ground floor retail/office premises situated in a prominent location just off the high street within Selby, North Yorkshire.

The property comprises a welcoming front shop area, ideal for retail display, customer-facing services, or reception use, leading through to a spacious office area at the rear. The flexible layout makes the unit well-suited for a wide range of businesses including retail, professional services, and client-facing enterprises. The premises also features a CCTV Security System – giving peace of mind with enhanced security for both staff and customers.

This property offers an excellent opportunity for businesses looking to establish themselves in a well-connected and growing market town.

Rental - £9,000 per annum exclusive of VAT

Rateable Value - £3,350.

Energy Performance Rating - C, valid until 23 November 2032.

Lease Terms - The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

Legal Costs - Each party to be responsible for their own legal costs incurred in the transaction. All prices and rentals quoted are exclusive of, but may be subject to VAT.

Shop

15'0" x 12'5" (4.59m x 3.80m)

Office/Kitchen

12'3" x 11'10" (3.74m x 3.62m)

Back Office

17'4" x 15'2" (5.29m x 4.64m)



Meeting Room

10'9" x 9'10" (3.29m x 3.01m)

Vestibule

8'3" x 3'3" (2.53m x 1.01m)

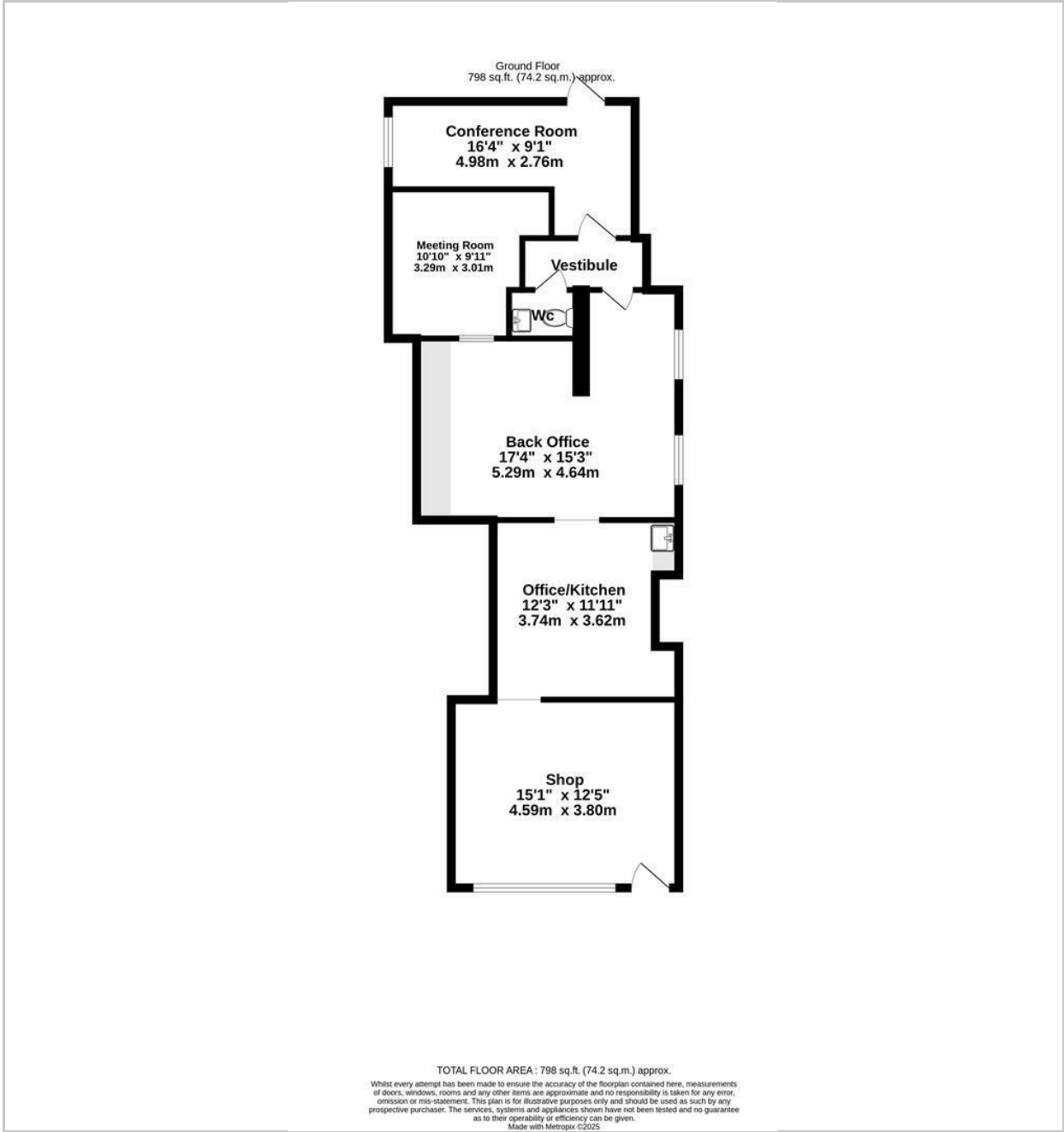
WC

4'5" x 2'11" (1.35m x 0.90m)

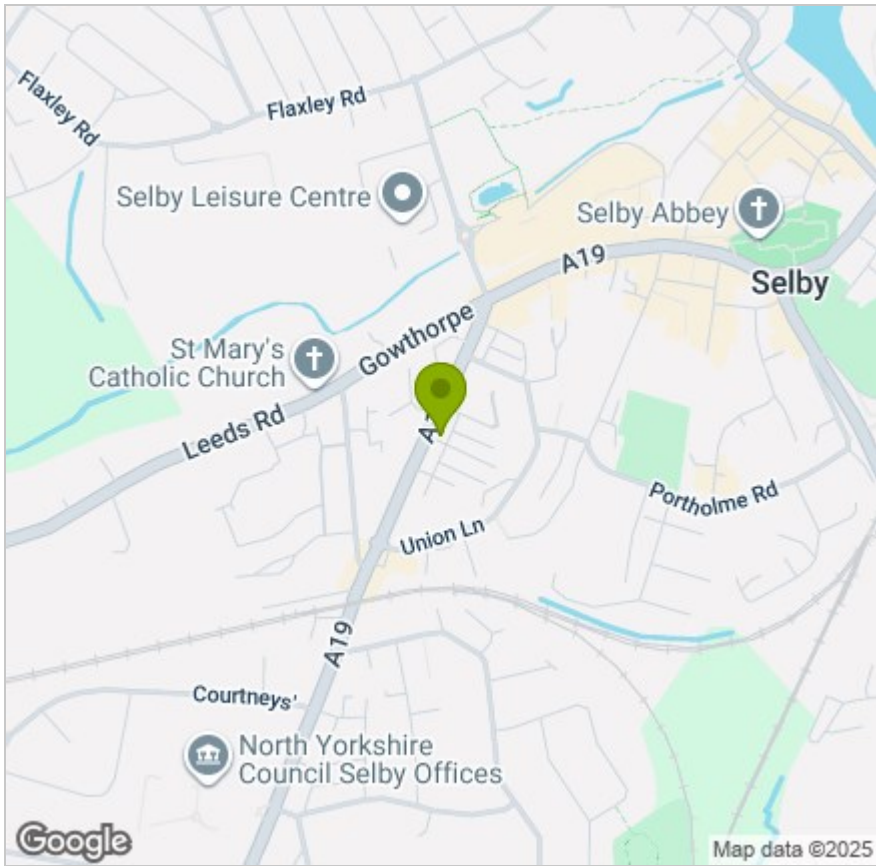
Conference Room

16'4" x 9'0" (4.98m x 2.76m)

FLOOR PLAN



LOCATION



EPC

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

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