



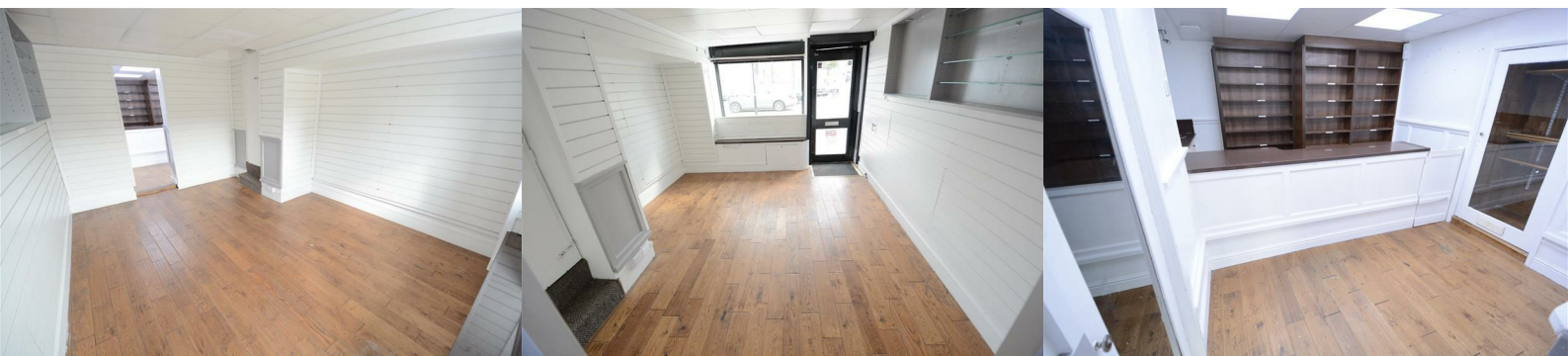
39 Micklegate

Selby, YO8 4EA

£600 PCM



**** AVAILABLE END OF MARCH 2025 ** RENT £600 PCM ** DEPOSIT £600 ** HIGH STREET SHOP **
CURRENTLY FITTED TO HIGH SPECIFICATION ** SHUTTERS TO FRONT OF SHOP ** WELL ESTABLISHED
BUSINESS PREMISES ** FIRST FLOOR OFFICE ** FIRST FLOOR STORAGE ROOM ** SMALL
KITCHEN/FACILITIES ** HOLDING DEPOSIT OF £135 APPLIES TO THIS PROPERTY**



Shop Front

First Floor Office

Storage room

INFORMATION FOR TENANTS

Holding deposit: Secures the property subject to background / referencing / credit checks etc. The cost of the holding deposit will be equivalent to approximately 1 weeks rent and will be deducted from your first months' rent. However, it is non-refundable should you decide you no longer wish to rent the property. If our office decides you are not suitable for the property, we will return the holding deposit, unless you have provided any dishonest information during your application.

- **Deposit (previously called the bond):** All of our deposits are protected with My Deposits' which is a government sponsored scheme. The cost of the deposit will be equivalent to no more than 6 weeks rent.

- **First Month's rent:** The date that you sign your tenancy is the date you are required to pay your rent. The first month's money will be due a few days prior to signing your tenancy and then due monthly (for the month ahead) by standing order. Rents are usually quoted per calendar month (PCM).

As a tenant you will be responsible for all utility bills unless you have a written agreement to state otherwise.

Keith Taylor are part of the following schemes:

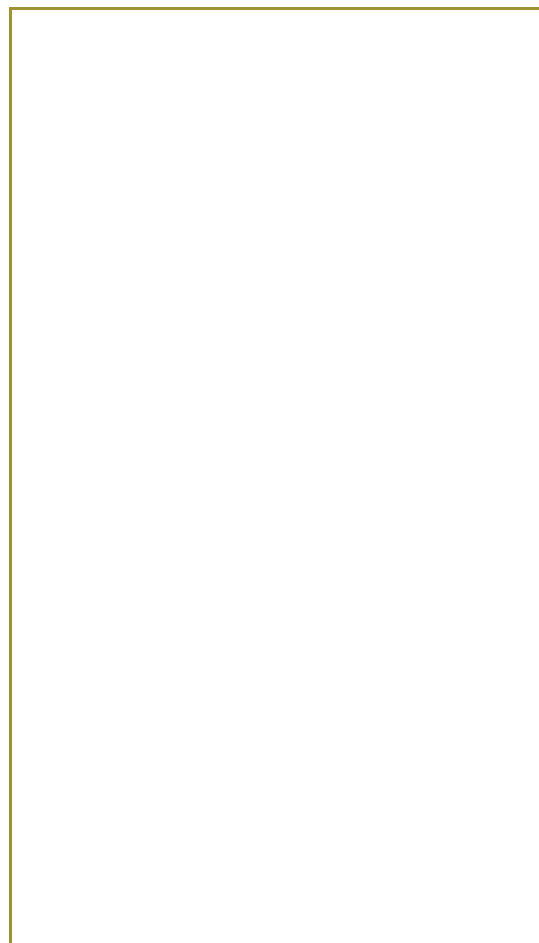
Client money protection scheme: Client money protect (CMP)

Redress scheme: The Property Ombudsman

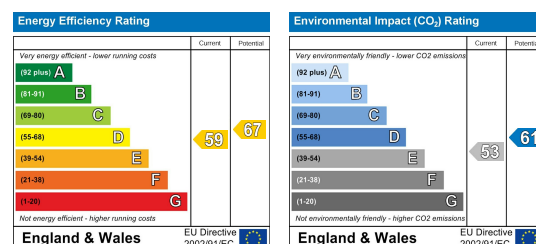
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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