



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

LETTING SPECIALISTS

## 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.

**\*\* THIS PROPERTY IS NOW OFFERED WITH 2 MONTHS FREE RENTAL \*\***

### **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)

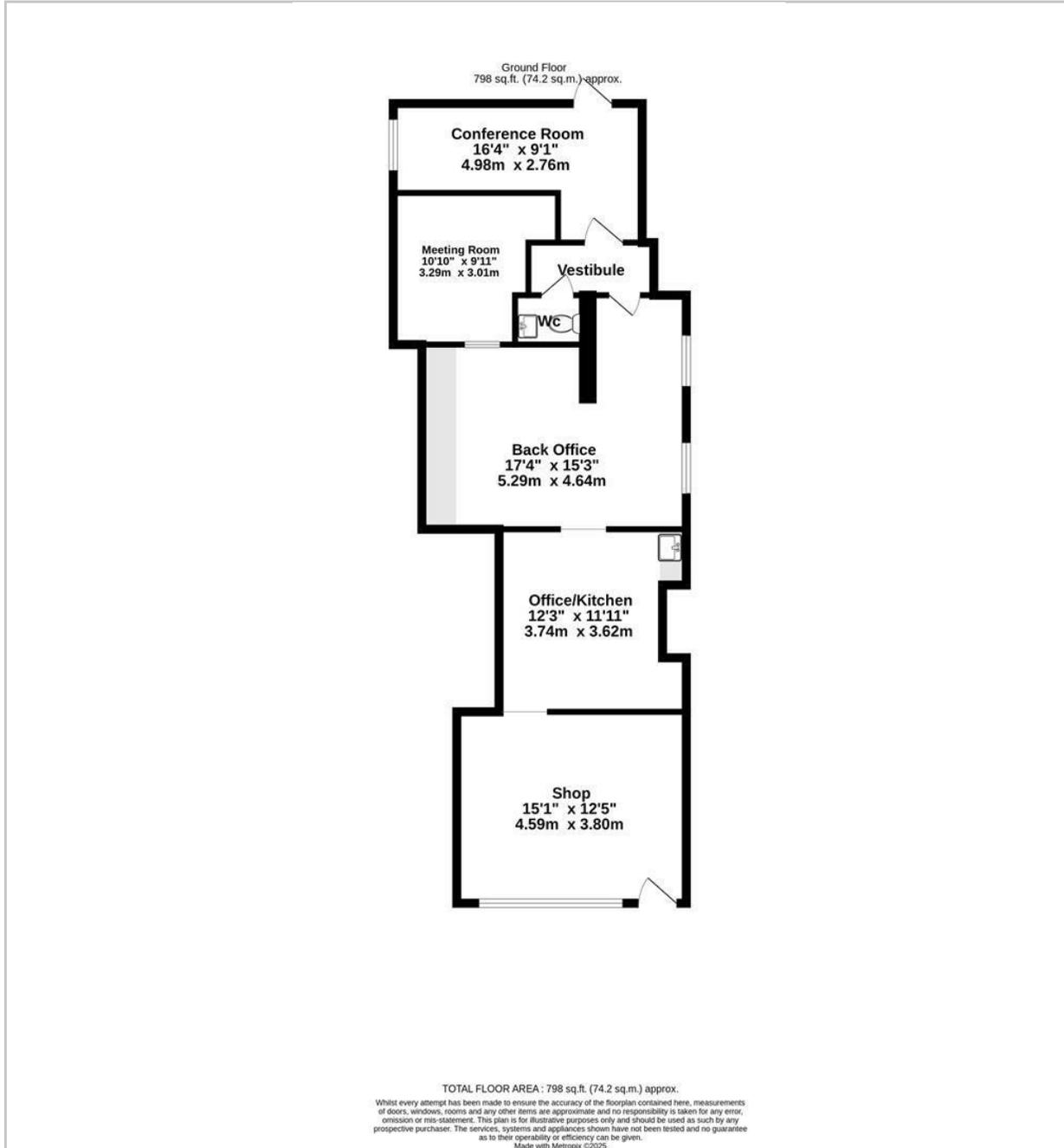
**WC**

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

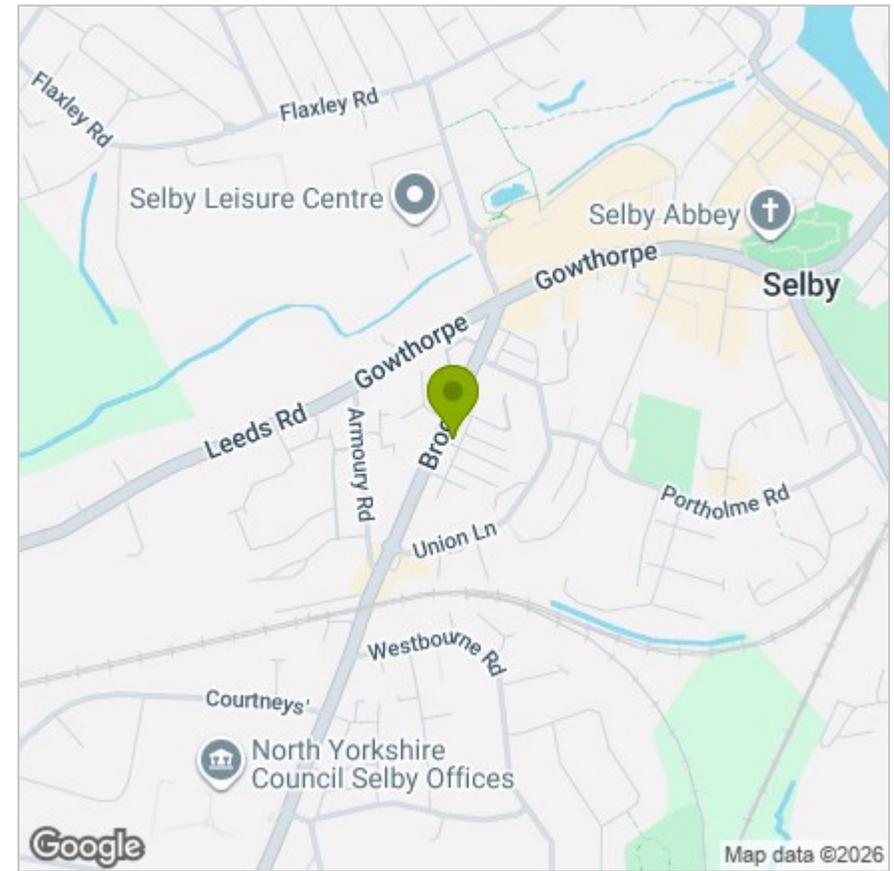
**Conference Room**

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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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