

46 Flaxley Road, Selby, YO8 4BW

SAVE TIME & BOOK YOUR VIEWING ON THE JIGSAW WEBSITE & CLICK 'REGISTER TO VIEW A PROPERTY' FROM OUR MAIN MENU

- Commercial
- Well-suited for a variety of uses
- 451 Square ft
- CEPC Rating - C
- Street Parking

£525 PCM

Nestled on Flaxley Road in the charming town of Selby, this commercial property offers a versatile space of 451 square feet, ideal for a range of business ventures. The property is well-positioned, benefiting from convenient street parking, making it easily accessible for both customers and clients alike.

With its generous size, this space can be tailored to suit various uses, whether you are looking to establish a retail outlet, an office, or perhaps a small workshop. The potential for creativity in this property is vast, allowing you to design an environment that meets your specific business needs.

Selby is a vibrant area with a strong community spirit, providing a supportive backdrop for any new enterprise. The location is not only practical but also offers the advantage of being part of a bustling neighbourhood, ensuring a steady flow of foot traffic.

This commercial property on Flaxley Road presents an excellent opportunity for entrepreneurs and business owners seeking a prime location to grow and thrive. Do not miss the chance to make this space your own and contribute to the lively commercial landscape of Selby.

COUNCIL TAX BAND
Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HOW DO I APPLY FOR A PROPERTY?
Apply Online & Save Time!

To book a viewing, simply visit our website and click 'Register to View a Property' from the main menu.

If you are interested in the property after your viewing, you can download and complete our 'Property Rental Application' form directly from our website.

LETTINGS FEES UPON APPLICATION
Additional fees apply for this property and are as follows; 1 weeks rent holding fee for each property. Please note, the holding fee is deductible from the first month`s rent on the property if successful. There will also be a bond for the property equal to 5 weeks rent which will be held for the duration of the tenancy with the DPS. Go to, www.jigsawletting.co.uk or call for more details

LETTINGS VIEWINGS
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

MAINS MATERIAL INFORMATION
Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Electric central or room heating

Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

OPENING HOURS LETTING TEAM
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm







TO LET PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

UTILITIES MATERIAL INFORMATION.

Electricity supply – mains

Water supply – mains

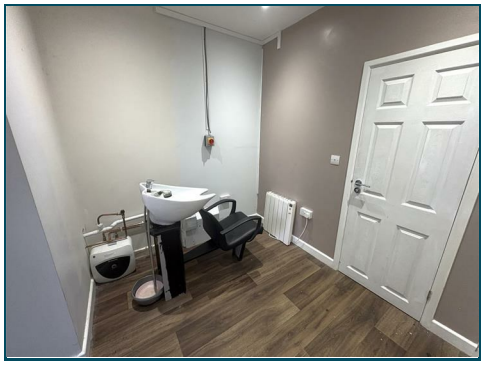
Sewerage – mains

Heating – Electric central or room heating

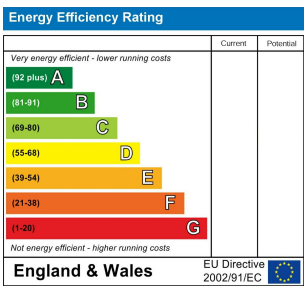
Broadband – FTTP (fibre to the premises)

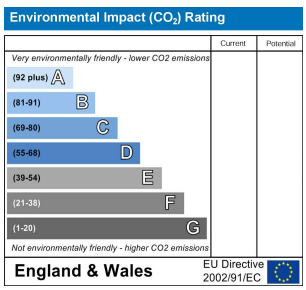
Mobile signal/coverage is good in this area








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


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC