



8A Finkle Street, Selby, YO8 4DT

Rent Includes VAT | Exciting Business Opportunity | Popular Location | Viewing is Essential!

- Exciting Business Opportunity
- EPC: TBC
- SqFt: TBC
- Spanning Three Floors
- Popular Town Centre Location
- Rent includes VAT
- 7 Year Lease

£289 Per Week

Jigsaw letting are pleased to welcome to the market this commercial property on Finkle Street. Nestled in the heart of Selby, presenting an exciting opportunity for entrepreneurs and business owners alike. With its prime location in a bustling town centre, this space is perfectly positioned to attract foot traffic and engage with the local community.

The vibrant atmosphere of Selby ensures that your business will benefit from a diverse customer base, making it an ideal spot for retail, hospitality, or service-oriented enterprises.

Moreover, the rental agreement includes VAT, providing clarity and ease in financial planning for prospective tenants. This is a rare chance to establish your business in a popular area that is known for its welcoming environment and supportive local economy. The first year of rent will be £12,500+VAT rising to £15,000+VAT. There is an additional £5000 per annum for security fixtures and fittings.

If you are seeking a commercial space that promises visibility and accessibility, look no further than this opportunity on Finkle Street. Embrace the chance to make your mark in Selby and take the first step towards realising your business ambitions.

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?

To avoid disappointment please contact the office to request an application form for the property you wish to apply for following your viewing.

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.

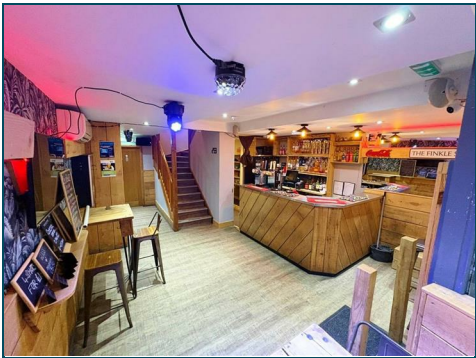
OPENING HOURS LETTING TEAM


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.





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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



REFER A FRIEND

RECEIVE UPON COMPLETION OF THE SALE

£100

GIFT CARD



11 Finkle Street, Selby, North Yorkshire, YO8 4DT

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