



## Yard 1 At Brickyard Farm Selby Road, Camblesforth, YO8 8ND

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

- Popular Location
- Gated Yard
- Situated in a Gated Complex
- Potential for Storage to be Provided
- Idea for Variety of Businesses
- Sqft: 13950.03

**£2,000**

Gated Yard | Minutes From Selby Town Centre | Fully Gated Complex Estate | Ideal For A Range Of Business | Potential for Storage to be Provided

Jigsaw Letting are pleased to welcome to the market this exceptional commercial opportunity located on Selby Road in the charming village of Camblesforth. This property is situated within a fully gated complex estate, spanning 13950.03 sqft ensuring both security and peace of mind for your business operations. The location is highly sought after, making it an ideal spot for various commercial ventures.

With 24/7 access, this property offers flexibility and convenience, allowing you to operate your business on your own schedule. The potential for storage solutions is particularly appealing, catering to a range of needs from retail to logistics. The varied uses permitted within this estate mean that you can tailor the space to suit your specific requirements, whether you are looking to expand an existing business or start a new venture.

This commercial property presents a unique opportunity to establish yourself in a popular area, with the added benefit of a secure environment. If you are seeking a versatile space that can adapt to your business needs, this property on Selby Road is certainly worth considering.

### **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](http://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
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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