

RETAIL / OFFICE UNIT TO LET

(APPROX 66.76 SQ.M / 718 SQ.FT)



4 THE CRESCENT, SELBY,
YO8 4PU

- Prominent Central Location
- Excellent frontage
- Suitable for a variety of users
- Dedicated Private Parking

Malcolm Stuart Property Consultants LLP
Chartered Surveyors
The Estate Office, Wilton House,
Station Road, Tadcaster, LS24 9SG
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Description

The property has recently been redeveloped to provide good commercial space on the ground floor with residential to the uppers and a shared car park to the rear. The unit offers good open plan retail space to the front with a further office to the rear leading to 2 WC's and a kitchenette. Benefitting from excellent frontage to the heavily trafficked The Crescent, the unit is accessed via a shared entrance to the front and also has a dedicated access to the rear which is located off the private car park and through a secure gate to the rear. The unit would suit a variety of users to include retailers, professional offices, healthcare practitioners, beauty therapists along with a host of others.

The property is located on The Crescent in central Selby and is one of the main access roads into the town. The Crescent is in the shadows of Selby Abbey and is the beginning of the central core which feeds onto the Market Place and then the prime retail pitch of Gowthorpe. The premises also benefit from being in very close proximity to both the Railway Station and Bus Station within the town. Selby has an extremely strong retail centre with a host of national operators and the Abbey Walk Retail Park.

Planning

We understand the unit has planning permission for use E – Commercial, Business and Service under the Town and Country Planning (Use Classes) Order 1987 (as amended) but would recommend interested parties make their own enquiries with North Yorkshire Council.

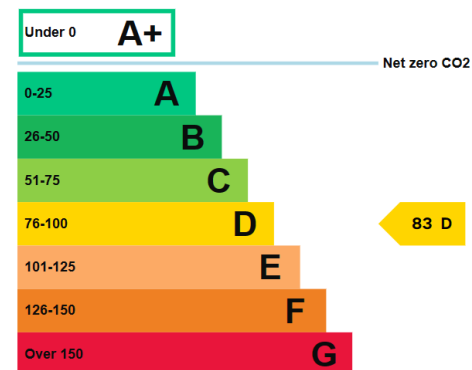
Rateable Value

Office & Premises £7,900

The current uniform business rate (UBR) for 2024/25 is 0.499 – if it was an occupiers only place of occupation however they would qualify for Small Business Rate Relief and **PAY £0**

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Terms

The premises are available on a new effective full repairing and insuring lease for a period of years to be negotiated at a rental of £10,000 per annum.

Viewing

Strictly by appointment only with the sole letting agents
Malcolm Stuart Property Consultants LLP.

E-mail: james@malcolm-stuart.com

Tel: 07841470654

GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared April 2024 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.

**malcolm
stuart**
PROPERTY CONSULTANTS