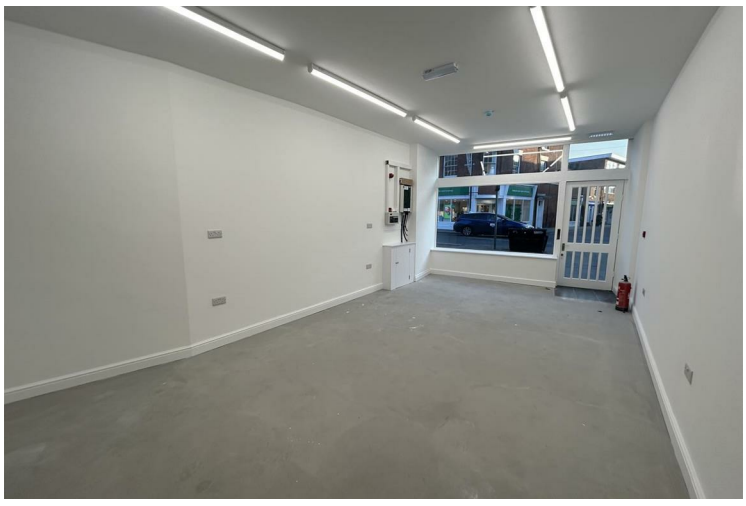



# 8 Gowthorpe
# Selby YO8 4ET

## £12,600 Per Annum

These prime commercial premises are situated in a prominent position fronting Gowthorpe in the centre of the busy market town of Selby. Selby, with its historic Abbey at its heart lies approximately 12 miles south of the city of York. The town offers a good mix of well known high street retailers, therefore attracting shoppers and visitors from far and wide. The premises extend to approximately 565 sq ft and offer ground floor retail/commercial space with rear ancillary. Lease terms by negotiation.

**EPC:**





• Prime A1/A2 Commercial Premises • Located in the bustling market town of Selby • Situated fronting Gowthorpe, the main retail/commercial area of the town

### Retail Area

Front entrance door.

### Preparation/Storage Area

Wash hand basin. Rear door access.

### Lease Terms

All lease terms by negotiation.

### Viewing

By appointment with the agent.

### External Stairway to upper floors

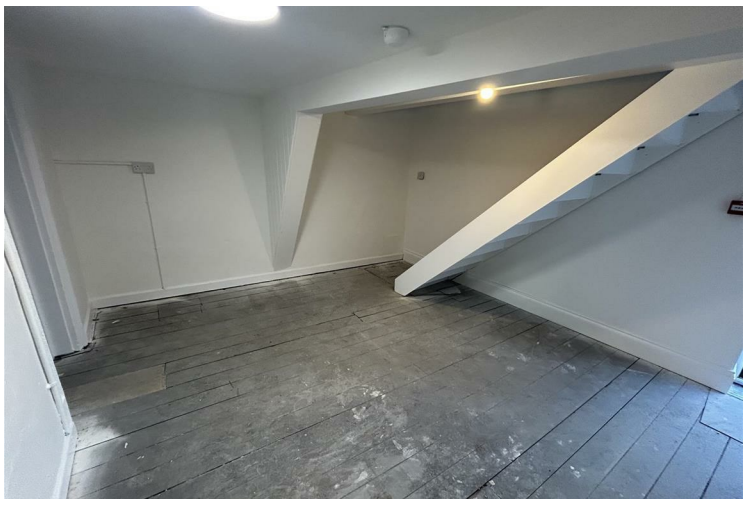
### Room One

Stairway to second floor.

### Room Two

### Second floor Landing

### Room Three



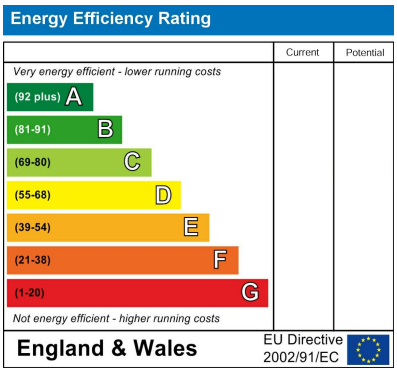


• Formerly a Butchers Shop • Currently undergoing some refurbishment • Lease terms by negotiation • Extends to approx 565 sq ft








Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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