

Park Row



Gowthorpe, Selby, YO8 4ET

Offers Over £200,000

**** FREEHOLD ** SHOP WITH AMPLE STORAGE ROOMS **** Located in Selby Town Centre the property offers an excellent business opportunity. To the ground floor is the shop floor including cold and preparation room. To the first floor there is an office and storage room. There is access to the rear of the property with off street parking for two vehicles. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND POTENTIAL OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



GROUND FLOOR ACCOMMODATION

Entrance

Timber hardwood door with top and bottom sections having single glazed panels to the front elevation.

Shop Front

27'2" x 14'11" (8.30m x 4.55m)



Further timber framed single glazed windows to the front elevation. Range of beech effect fronted base store units with bowed handles and metal work surface. The shop is tiled on both walls and floor with timber clad panelling to one section of one wall. Wash hand basin with chrome taps over. Aperture flowing through into:



Shop Rear

31'0" x 6'8" (9.46m x 2.05m)



Multiple sinks and taps and extractor fan. Door leading out of the property and further door into Cold Room.

Cold Room

12'8" x 6'2" (3.88m x 1.89m)

FIRST FLOOR ACCOMMODATION

* Accessed via external staircase and timber pedestrian access door giving access into:

Rear Store

13'5" x 11'6" (4.10m x 3.53m)

Range of base units and multiple sinks with chrome taps over. Tile effect flooring and door leading into:

Office
13'7" x 13'0" (4.15m x 3.98m)



Twin uPVC double glazed windows to the front elevation and wood effect flooring.



View from Office



EXTERNAL
Staircase leading to:

Front



Access to public pedestrian footpath.

Rear



Brick built storage units and store, outside light and off street parking.



Directions

Leave our office on Finkle Street, and proceed onto Micklegate, at the end of Micklegate turn right onto Water Lane. At the traffic lights turn right onto New Street. Follow this road straight onto Gowthorpe.

Tenure and Council

Tenure: Freehold
Council: Selby District Council

CEPC Rating

Rating: F 140
Valid until: 28th October 2029

COUNCIL AND TENURE

Please note: The Council Tax Banding and Tenure for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

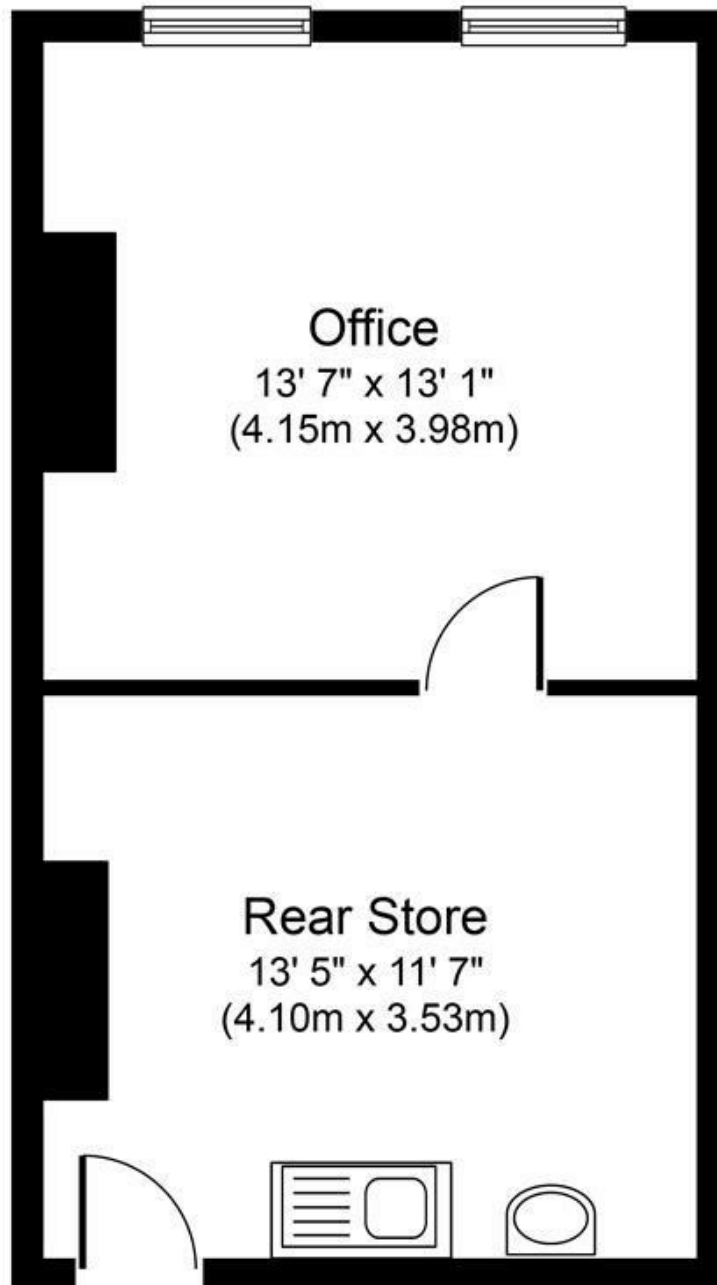
VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to you 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.



Grond Floor Accommodation
Approximate Floor Area
665 sq. ft.
(61.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



First Floor Accommodation
Approximate Floor Area
337 sq. ft.
(31.3 sq. m.)

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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	



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