



Bowcliffe

FREEHOLD FOR SALE



33 GOWTHORPE
SELBY
NORTH YORKSHIRE
YO8 4HE

LOCATION

The property is situated on Gowthorpe in Selby town centre, in a prominent position.

Gowthorpe is the principal retail thoroughfare

Nearby occupiers include WH Smith, Greggs and Yorkshire Trading.

DESCRIPTION

The property comprises a two storey terraced retail unit. There is the potential to create self-contained living accommodation to the first floor, from existing side access.

The property provides the following approximate net internal accommodation:-

Ground	433sq ft	40.25sq m
First	533sq ft	49.49sq m

There are 3 rooms to the ground floor with a wc at the rear. The first floor has a bathroom, kitchen and 3 individual rooms. Large attic space provides useful storage and potential for conversion.

PRICE

We are seeking offers in excess of £155,000. The property is not registered for VAT.

RATES

The property is assessed as;

Rateable Value	£7,300
UBR	£0.499
Rates payable	£3,642.70

Interested parties should verify these figures with Selby Council Business Rates Department (telephone: 01757 705101).

100% business rates relief may be available subject to status.

EPC

A copy of the EPC is available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

All enquires should be via the sole agents, Bowcliffe Chartered Surveyors.

For further information or to make arrangements to view, please contact:

Jeff Robertson
Tel: 0113 245 2452/07973 833085
Email: jr@bowcliffellp.com

Date of Particulars: August 2021

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.