

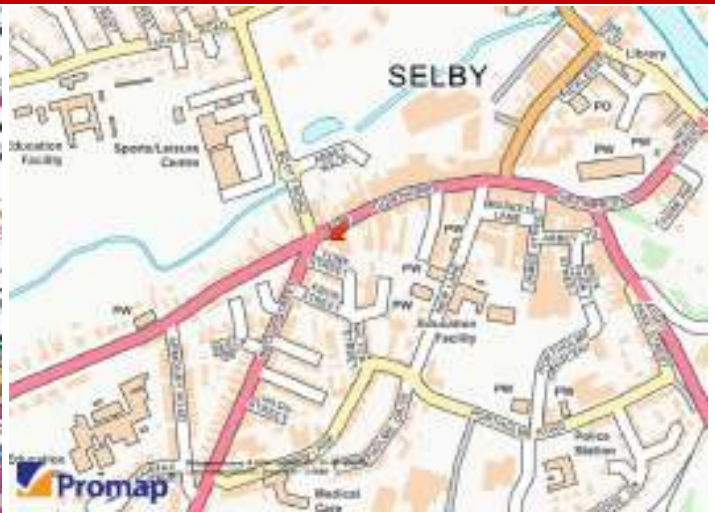
RETAIL INVESTMENT PROPERTY FOR SALE

165.92 SQM (1,786sqft)



**71-73 GOWTHORPE
SELBY
YO8 4HE**

- LEASE RUNS TO MAY 2026
- TOWN CENTRE LOCATION
- MIXED USE INVESTMENT



LOCATION

The property is positioned prominently on Gowthorpe being one of the main shopping areas of Selby. There are various high-quality retailers close by including William Hill, William H Brown, British Heart Foundation and Halifax Bank. There is quick access to the A63 and Motorway network with Leeds 20 Miles to the West and York 14 Miles to the North.

DESCRIPTION

The property is faced with brick under a clay tiled pitched roof. Accommodation is laid out over 2 floors with ground floor restaurant, kitchen and W/C's and at 1st floor there is separately accessed living accommodation. The ground floor benefits from a double fronted shop window.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Restaurant	119.71	1,289
First Floor Accommodation	46	498

SERVICES

We understand mains water, drainage, electric and gas are connected. Please note that neither service connections nor any appliances have or will have been tested prior to completion.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RATING

The property has the following entry in the 2017 Rating List. Interested parties should confirm these with the local authority. Transitional relief may affect the rates payable quoted.

	Rateable Value (2017)	Estimated rates payable
GF Restaurant	£14,500	£7,177

LEASE TERMS

The Lease is held on a Full Repairing and Insuring Lease from 3rd May 2016 for 10 years to May 2026. The passing rent is £20,800. There is a tenant only break option on 3rd May 2021 after giving 6 months' notice before the break date. The lease excludes the provisions of section 24-28 of the Landlord and Tenant Act 1954.

PLANNING

No enquiries have been made of the Local Planning Office but we assume the property has consent for its current use. We recommend that further enquiries are directed to the local planning authority.

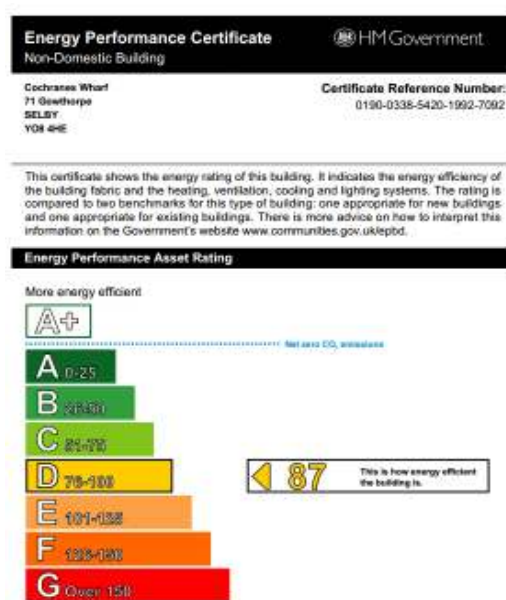
TERMS

The building is offered for sale on a freehold basis at offers in excess of £250,000.

VAT

Our client has advised that Value Added Taxation is applicable on this transaction. Your legal adviser should verify.

EPC



Energy Performance Certificate
Non-Domestic Building
HM Government

Cochranes Wharf
71 Gowthorpe
SELBY
YO8 4JG

Certificate Reference Number:
0190-0338-5420-1992-7092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/lepbid.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F 151-175
G Over 175

Net zero CO₂ emissions

87 This is how energy efficient the building is.

ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

SUBJECT TO CONTRACT

October 2017

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.