



**3 FINKLE STREET
SELBY YO8 4DT**

Town Centre retail (A1 use) unit occupying a particularly prominent position with a good degree of visibility from Market Place. Near-by occupiers include Tui (Travel Agents), Reeds Rains (Estate Agents), Barclays Bank, Ruby Shoes, Jigsaw (Estate Agency), etc. Ground floor sales of approximately 338 sq.ft. (31.40 sq.m.) is complimented by ancillary showroom/storage on two upper floors. The E.P.C. Asset Rating for the property is 'D - 93'.

**TOWN CENTRE
SHOP TO LET**

**NEW LEASE AVAILABLE
RENT: £10,950 P.A. (EXCL.)**

ACCOMMODATION

Ground Floor

Sales:	338 sq.ft.	(31.40 sq.m.)
Rear Lobby:	-	-
Separate W.C.:	-	-

First Floor

Landing:	-	-
Stockroom (Front):	161 sq.ft.	(14.95 sq.m.)
Stockroom/Understairs (Rear):	132 sq.ft.	(12.26 sq.m.)

Second Floor

Landing:	-	-
Front Room:	163 sq.ft.	(15.14 sq.m.)
Rear Room:	123 sq.ft.	(11.42 sq.m.)

BUSINESS RATES

Using www.tax.service.gov.uk/business-rates-find/search and enquiries with Selby D.C. the following information was revealed: -

Rateable Value:	£9,000	(2017 Valuation List)
Business Rates:	£4,320	(2018/2019)

Enquiries regarding small business rate relief (up to 100%) and the accuracy of the above figures can be made to Selby District Council on Tel: 01757 705101. Rateable Values can change at any time by Notice from the Valuation Office Agency (www.voa.gov.uk).

LEASE DETAILS

The property is available on a new full repairing and insuring lease for a minimum period of 3 years. The Landlord insures the property for re-instatement etc. and recovers the premium from the Tenant each year. Each party will be responsible for its own legal costs.



IMPORTANT NOTICE – PLEASE READ

These particulars including photographs, plans, etc. are provided subject to the following terms: - **1.** They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks Property Consultants has any authority to make or give any representation or warranty or enter into any contract. **2.** Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks Property Consultants or the Vendors or Lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the adequacy, efficiency or condition. **3. All references to prices, rent, etc., exclude VAT** which may apply and any offer made will be assumed to be **VAT exclusive**. **4.** Dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Personal inspection, enquiry, and the taking of independent advice is imperative before a contract is entered into. **5.** Current availability of this property should be checked before travelling to view.