

6 WEEK COMPLETION



**SITUATION**

Located in the town centre at the junction with Back Park Street near to a **Morrisons Supermarket** and within close proximity of Selby Mainline Station.

Selby is an attractive North Yorkshire market town located some 15 miles north of York and 27 miles east of Leeds, enjoying excellent road access being at the junction of the A19, the A63 and the A1041, some 8 miles north of the M62 (Junction 34) and 10 miles west of the A1.

**PROPERTY**

A substantial **Building** comprising a former **Doctor's Surgery** on the ground floor and **Offices** on the first and second floors. There is parking at the rear for approx. 16 cars.

**VAT is NOT payable in respect of this Lot**

**ACCOMMODATION**

<b>Ground Floor Former Doctor's Surgery</b>		
18 Rooms	NIA Approx	2,914 sq ft
	<b>(GIA Approx</b>	<b>3,752 sq ft)</b>
2 WC's		
<b>First Floor Offices</b>		
9 Rooms	NIA Approx	1,968 sq ft
2 WC's		
<b>Second Floor Offices</b>		
12 Rooms	NIA Approx	1,698 sq ft
2 WC's		
<b>Total</b>	<b>NIA Approx.</b>	<b>6,580 sq ft</b>

**FREEHOLD offered with FULL VACANT POSSESSION**

**PLANNING**

Prior approval was granted by Selby District Council on the 10th February 2015 for change of use of the building from Office (use class B1) to a use falling within use class C3 (Dwellinghouse).

The approval applies to the 1st & 2nd floors and will change the use to 8 x 1 Bed Flats.

**Decision Notice and Plans available from the Auctioneers.**

**Vacant Building with Permitted Development for 8 Flats in Upper Floors**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

\* Refer to Point 9 in the 'Notice to all Bidders' page

Rear of building



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**JOINT AUCTIONEERS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration  
fee of £500 (including VAT) upon exchange of contracts