



## SITUATION

Occupying a prominent trading position in the town's principal retail thoroughfare amongst such multiples as **Cancer Research, Halifax, William Hill, Greggs, Clarks** and others.

Selby is an attractive North Yorkshire market town located some 12 miles south of York and 20 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 mid terraced building comprising a **Ground Floor Shop** with **Ancillary Accommodation** on the first floor. In addition, there is a large public car park to the rear of the property.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	16'7"
Internal Width	14'9"
Built Depth	100'0"
Area	Approx. 1,876 sq ft <sup>1</sup>

### First Floor Ancillary

Ancillary Area	Approx. 337 sq ft <sup>1</sup>
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<b>Total Area</b>	<b>Approx. 2,213 sq ft</b>
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<sup>1</sup>Not inspected by Barnett Ross. Areas taken from VOA.

**VAT is NOT applicable to this Lot**

## FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease to **G Point20 Ltd (with personal guarantor)** as a **Convenience Store** for a term of 10 years from 30th September 2023 (**renewal of a previous lease**) at a current rent of **£24,000 per annum exclusive (see Note 1)**.

### Rent Reviews 2029 and 2033

**Note 1: Prior to the lease renewal the rent was £20,000 p.a.**

**Note 2: There is a £6,000 Rent Deposit held.**

**£24,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Jonathan Ross**

### Vendor's Solicitors

KHH Law  
Tel: 020 8800 8866 Ref: Nigel Hanan  
Email: nigelhanan@khhlaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





