



*Ernest Wilson*

# BUSINESS PROFILE

Part of **Eddisons**

T: 0113 238 2900  
ernest-wilson.co.uk

## VACANT RETAIL UNIT - IDEAL INVESTMENT

38a Gowthorpe, Selby, YO8 4ET



Property - Asking Price £159,950 Freehold

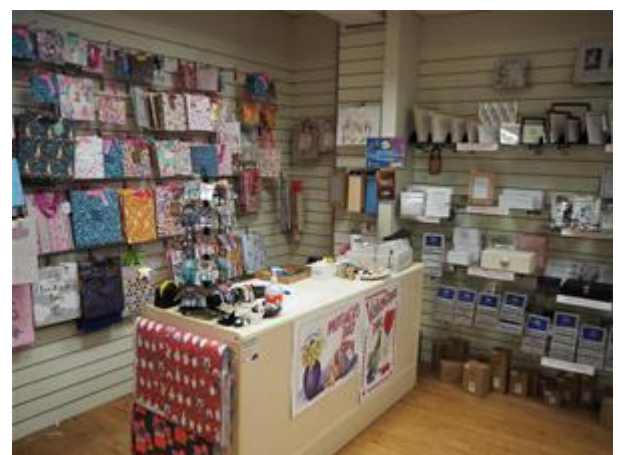
Freehold town centre property - Ideal Investment

Easy motorway access

Ground & First Floor

£15,000 spent on the roof

Private yard with parking for up to three cars



REF: 590345

**TRIED AND TRUSTED SINCE 1956**



## BUSINESS DESCRIPTION

### Vacant Retail Unit - Ideal Investment

Spacious retail sales shop in the heart of Selby town centre - rare opportunity to acquire a freehold town centre property. Selby is a popular market town in North Yorkshire famed for its medieval abbey and patronised by the population of Selby and the numerous villages and hamlets which surround it. Easy access is provided by the A19 and M62 motorway.

## BUSINESS PREMISES

The premises briefly comprise spacious sales shop with floor to ceiling glass shop front with internal rolling shutter security and suspended ceiling, spacious stock room to the rear with delivery doors leading to secure, private yard with parking for up to three cars. First floor open office / store room with private office / staff room off, staff kitchen, WC and store room. The seller informs us (Sept 2025) that he recently spent £15,000 on the roof. EPC Band D.

## TENURE DESCRIPTION

Freehold.

## MORE INFORMATION

Please contact our Leeds office on 0113 238 2900 if you wish to arrange a viewing appointment for this property or require further information. For confidentiality purposes and to respect any staff and customers who are unaware that the business is for sale, please do not approach the business direct or attempt to make contact with the owners without a prior appointment made via our office.

Why not contact us and arrange a no-obligation appointment to meet one of our friendly sales negotiators who can offer real assistance in finding the right business for you. We will be happy to provide you with further information on businesses for sale together with the

assurance that you will be in the forefront of our minds when new, suitable businesses come to the market.

Business rates relief is a scheme to provide small businesses with relief from paying non domestic rates. If you were to acquire a business with a Rateable Value of £12,000 or less then provided that it is your only business premises you would be eligible for the relief and pay no business rates at all. Where the Rateable Value is between £12,001 and £15,000 tapering relief is available.