



**For Sale or To Let**

**55 Micklegate, Selby**

Area 128 sq m (1,380 sq ft)

Prominent retail unit  
Potential office use  
Car parking opposite  
Central heating

Price £150,000  
Rent £12,000

**briggsburley**  
Chartered Surveyors

## Location

Selby is a busy market town with a local population in excess of 14,000 and a large rural catchment area. The town accommodates the main administrative offices of the District Council and provides a wide range of facilities to the local community.

Micklegate is an attractive part of the town centre and benefits from car parks both to the front and rear.

## Description

The building is three storeys and built in brick under a slate roof. There is a single storey extension to the rear.

The property has been used for many years as an opticians, with a retail area to the front and consulting rooms and kitchen in the rear extension. There is additional accommodation of the first and second floor.

The layout is such that the building could be adapted to provide good quality offices.

## Accommodation

Ground floor

Retail area

3 consulting Rooms

Kitchen

2 WCs

First floor

2 Offices

Second Floor

2 Offices

Area 128 sq m 1,380 sq ft approx.

## Services

Mains water, drainage, electricity and gas.

Gas central heating

## Rates

The Rateable Value is £8,800

## Terms

The freehold is available at a price of £150,000

Alternatively, a new lease is available for a term of 6 years at £12,000 pa

## VAT

Prices and rent, where quoted, are exclusive of VAT.

## Energy Performance Certificate

## Viewing

By appointment with Briggs Burley

Contact John Burley 07949 154881

[jburley@briggsburley.co.uk](mailto:jburley@briggsburley.co.uk)