## Scott Road, Selby

£175,000

Stephensons
commercial

# Scott Road, Selby YO8 4BL

£175,000

Est. 1871

Strategic position on Scott Road, near to the junctions of Brook Street, Gowthorpe and Leeds Road.

Well-established joinery workshop.

Total gross internal floor area of 405.97 m2 / 4,370 sq ft.

Rare freehold available to purchase.

## Location

The property is strategically positioned to the southern side of Scott Road, close to the junction of Brook Street, Gowthorpe and Leeds Road.

Selby has a pleasant town center with a number of national retailers.

We are aware of plans to re-develop the adjacent, former Pocklington Carpets site into a high end, mixed use scheme. This will undoubtedly benefit the subject property.

Selby's new leisure center is a short distance to the north.

## Description

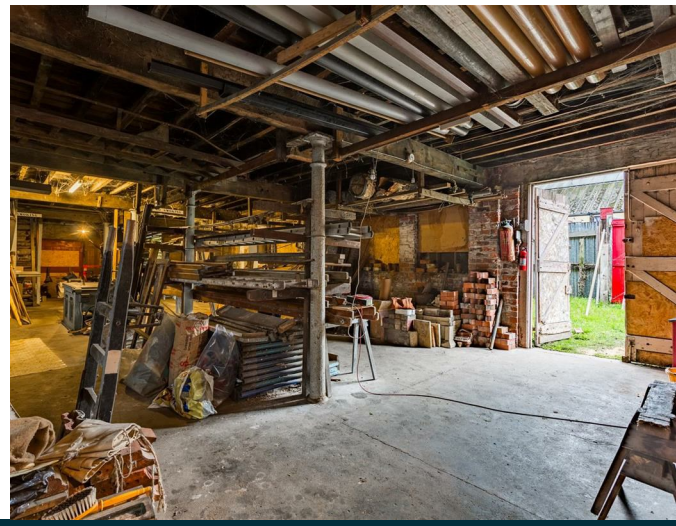
The property comprises a predominantly two-storey joinery workshop of brick construction, beneath a pitched, timber framed tile covered roof.

It benefits from timber doors and windows.

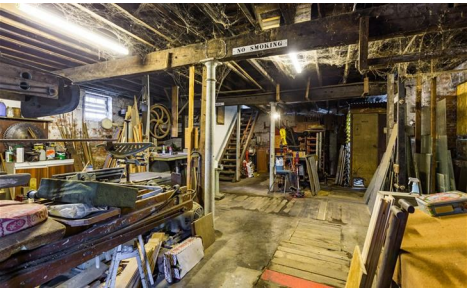
Internally, the accommodation is generally open plan, benefiting from timber floors and fluorescent luminaries.

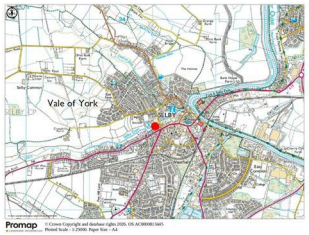
Externally, the property benefits from a front yard / garden. This is surrounded by predominately metal fencing, with two sets of gates from Scott Road.

The site area extends to approximately 0.05 hectares / 0.12 acres.



Imagery Disclaimer: Some photographs and videos within these sale particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.





**Services**
The property benefits from mains supplies of water, drainage and electric.

**Accommodation**
The ground floor extends to approximately 191.28 m2 / 2,059 sq ft. The first floor extends to approximately 192.78 m2 / 2,075 sq ft.The second floor stores extend to approximately 21.91 m2 / 236 sq ft.

The total approximate gross internal floor area is 405.97 m2 / 4,370 sq ft.

**Tenure**
We believe that the property is held on a freehold basis.

**Statutory Matters**
The property has an EPC rating of E. A copy of this can be provided by the agents.

The property has a rateable value of £8,500 (w.e.f., April 2026). This should enable the possibility of small business rates relief.

We believe that the property has an established use as a joinery workshop. We believe that the majority of alternative commercial uses would be looked upon favorably by Selby District Council.

We do not believe that the property forms a Listed building.

**Terms**
The freehold interest is available to purchase for £175,000.

**Viewings**
Please contact James Reynolds of this office.

**Anti-Money Laundering Regulations**
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers & tenants. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser/tenant is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale/Heads of Terms to the solicitors and is non-refundable should the purchase/letting subsequently not proceed.

# Stephensons
commercial

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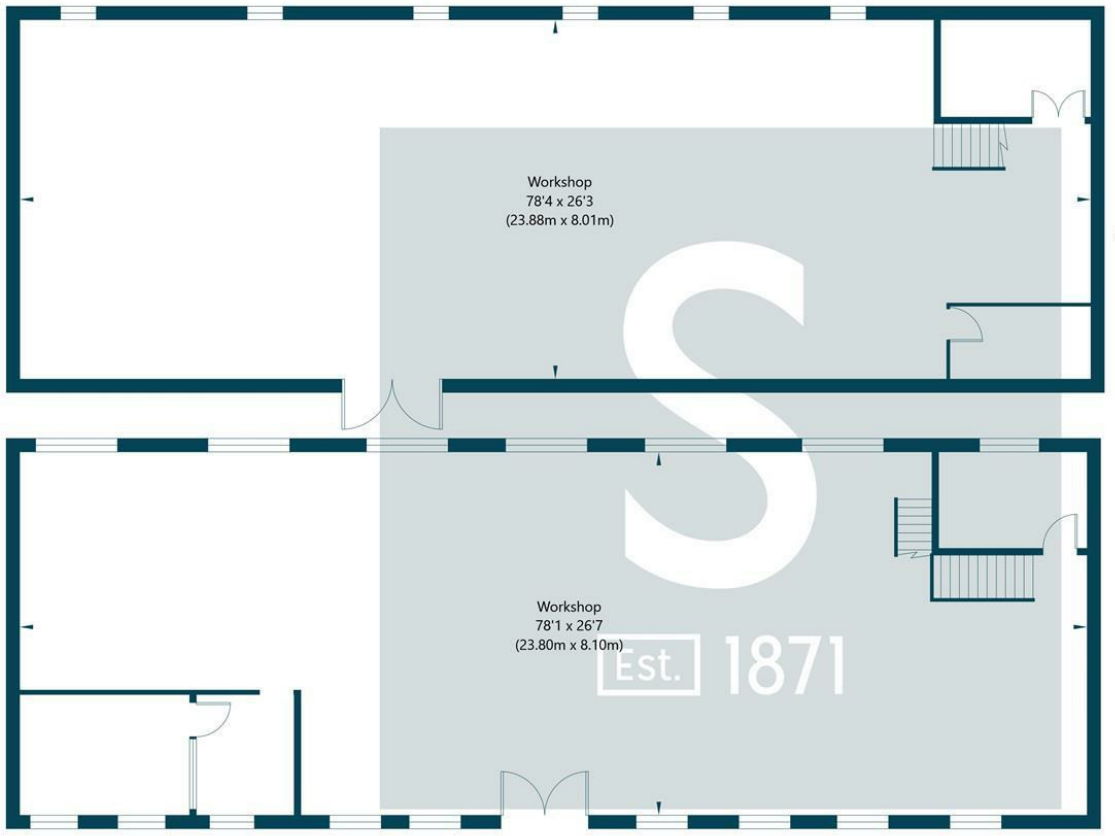
## Scott Road, Selby, York, YO8 4BL




Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 2059 SQ FT / 191.28 SQ M

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 236 SQ FT / 21.91 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 2075 SQ FT / 192.78 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4370 SQ FT / 405.97 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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