



Scott Road, Selby

£175,000

Stephensons
commercial

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Scott Road,
Selby YO8 4BL

Est. 1871

£175,000

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.



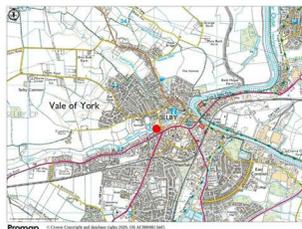
Strategic position on Scott Road, near to the junctions of Brook Street, Gowthorpe and Leeds Road.

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Rare freehold available to purchase.

Plans for re-development in the locality which should benefit the property.



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.

Partners:

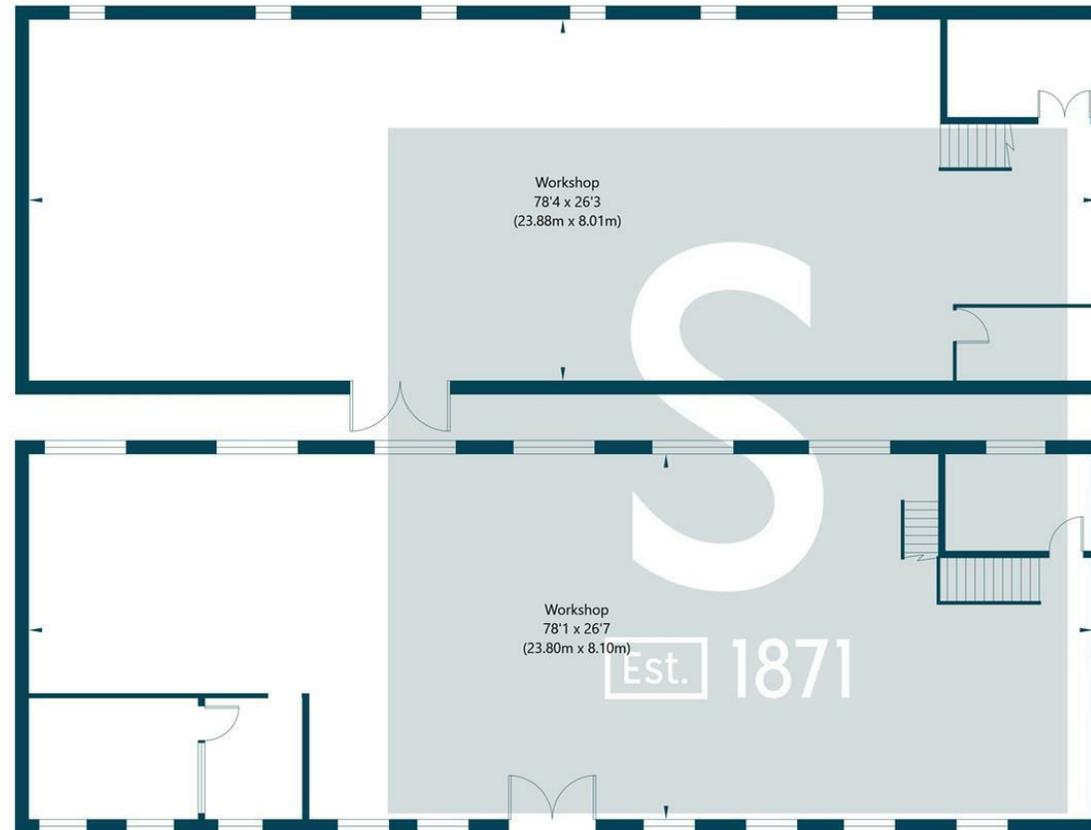
J F Stephenson MA (Cantab) FRICS FAAV
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N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
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Associate Partners:

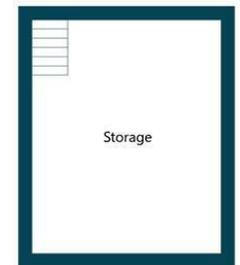
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Scott Road, Selby, York, YO8 4BL



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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