



8 Park Street, Selby

£250,000

Stephensons
commercial

S

Est. 1871

Park Street,
Selby YO8 4PW

£250,000

Freehold public house/restaurant investment producing £20,000 per annum, prominently positioned within Selby town centre, reflecting a gross initial yield of approximately 8% at the asking price.

DESCRIPTION

The property comprises a mid-terraced, two-storey public house of traditional construction, providing well-configured trading accommodation across ground and first floors. The ground floor offers a principal bar area with ancillary trading space, together with a fully fitted commercial kitchen, office and staff facilities. The first floor provides additional customer seating and WC facilities.

Externally, the property benefits from a rear courtyard and two allocated parking spaces accessed via Back Park Street.

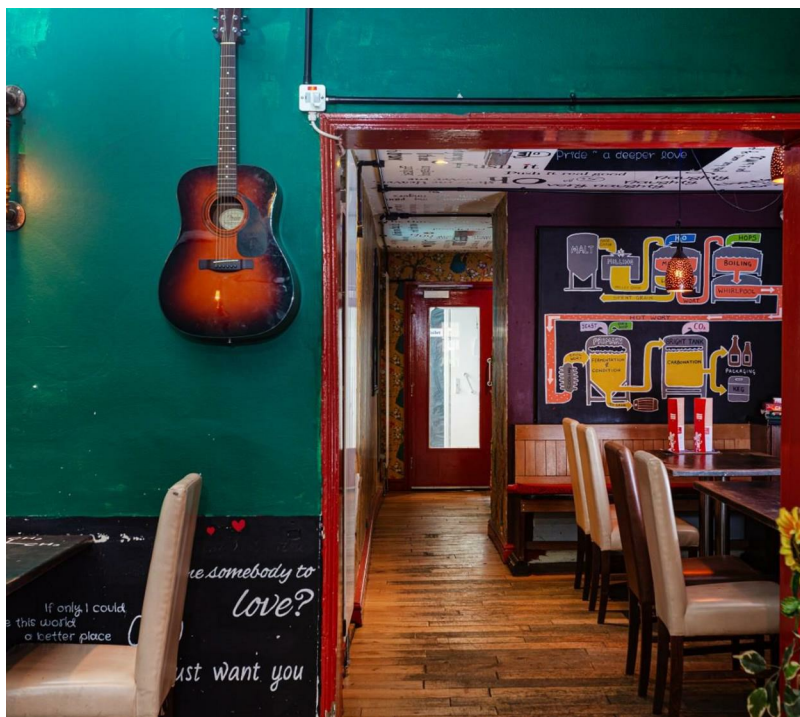
The building is Grade II listed and situated within a designated conservation area.

LOCATION

The property occupies a prominent position on Park Street, linking directly to The Crescent which forms part of the A19 arterial route between York and Doncaster.

The location benefits from strong pedestrian flow due to its proximity to Selby railway station, with routes into the town centre passing directly along Park Street. Selby is an established market town approximately 15 miles south of York, providing good regional connectivity and serving a wide commuter catchment.





ACCOMMODATION

The property extends to approximately 258.63 sq m (2,784 sq ft) GIA on a site area of approximately 0.075 acres (0.03 hectares).

SERVICES

The property is understood to benefit from mains electricity, gas, water and drainage. Heating is provided via gas-fired boilers serving a wet radiator system.

TENURE

Freehold

TENANCIES

The property is let to private individuals on a full repairing and insuring lease for a term of 7 years from 1 August 2023, expiring 31 July 2030. The current passing rent is £20,000 per annum exclusive, payable monthly in advance, subject to a rent review on the third anniversary of the term.

LOCAL AUTHORITY

North Yorkshire Council.

RATING ASSESSMENT

Rateable Value: £6,800 (effective from April 2026).

PLANNING PERMISSION

The property has an established use as a public house. Interested parties should make their own enquiries with the local planning authority.

ENERGY PERFORMANCE CERTIFICATE

C 62

VIEWINGS

Strictly by prior appointment with the sole selling agents - Stephenson's Estate Agents (Commercial).

COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

VALUE ADDED TAX

The property may be capable of being treated as a Transfer of a Going Concern (TOGC). Interested parties should seek their own professional advice.

Partners:

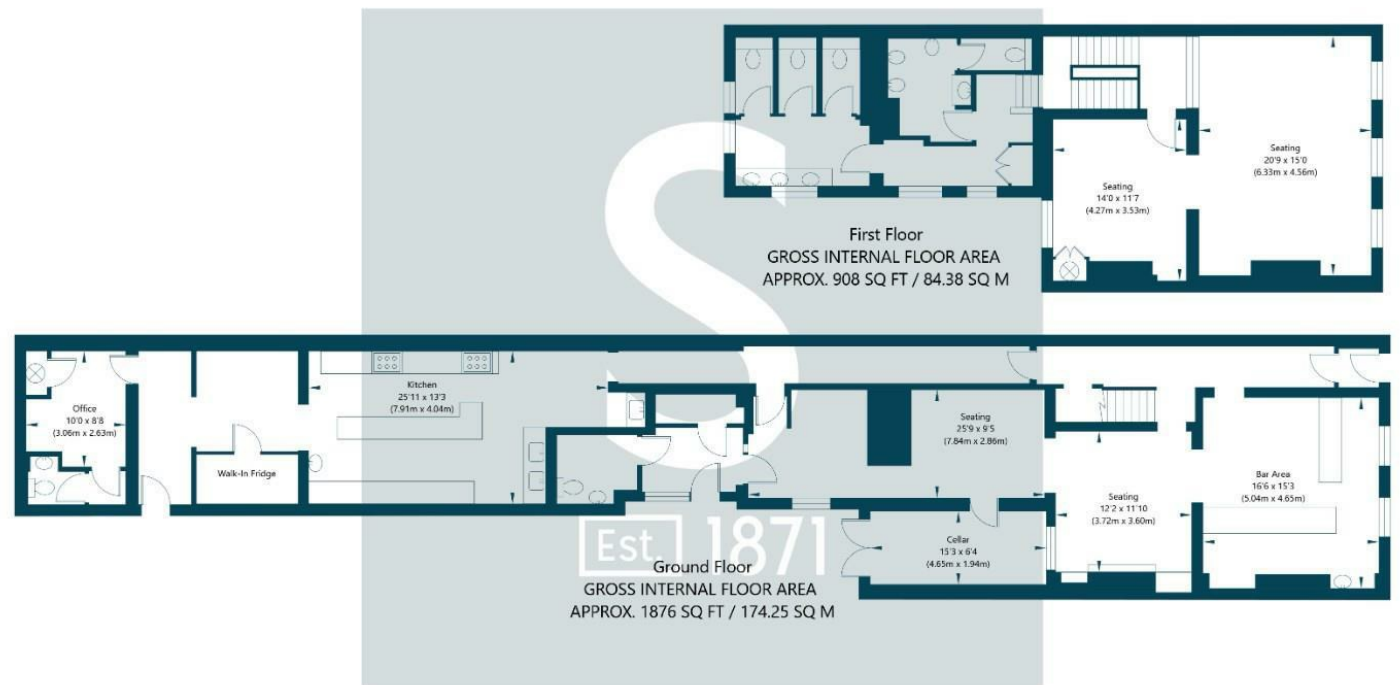
J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

8, Park Street, Selby, YO8 4PW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2784 SQ FT / 258.63 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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