



## 7 The Crescent

Selby, YO8 4PD

**£1,200 Per Month**

Standing in an iconic position in the bustling market Town of Selby and opposite the Historic Selby Abbey, is this fabulous commercial rental opportunity to rent on a long term basis.

- Grade II Listed
- Superb Commercial Rental Opportunity
- Opposite Historic Selby Abbey
- Selby Town Centre
- Close to Bus and Train Network
- EPC - EXEMPT (Grade II Listed)
- Gas Central Heating
- Storage and Space Available over 2 Floors
- Excellent Storage and W.C at the Rear of the shop
- FRI Lease

### Viewing

Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.



**Notes:**

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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