



79 Micklegate & Abbot's Staith, Selby £125,000

The property forms an ancient warehouse/mill building known as Abbot's Staith, together with a Georgian shop (former counting house) to the front.

The property is positioned to the north east of Water Lane within the heart of Selby town centre.

We believe that the Staith is designated a Scheduled Ancient Monument (SAM) and Grade II* Listed Building reflecting its national and regional importance.

The property extends to a gross internal area of approximately 1,132 sq.m (12,187 sq.ft).



DESCRIPTION

Abbot's Staith forms a two storey 'H'-shaped building of predominantly stone construction, with some additional brickwork. The west and central wings are surmounted by a flat, concrete covered roof. The east wing benefits from a pitched, tile covered roof. A number of doors are provided. The majority open to the north east, facing the river, although one in the front central bay opens towards Water Lane.

The shop is of two storey solid brick construction. It is surmounted by a pitched and hipped, clay tiled covered roof. A single glazed, timber framed shop front is provided. To the first floor are timber framed, single glazed sash windows. The rear wall is effectively part of Abbot's Staith, although an 'internal' door is provided, linking the two sections.

The property extends to a gross internal area of approximately 1,132 sq.m (12,187 sq.ft).

LOCATION

The property is positioned to the north east of Water Lane within the heart of Selby town centre.

The Quay road extends to the north west which provides access to a private driveway extending to the north east. To the south west is a now disused public house and nightclub. The Westfield Mill buildings separate the subject property from the River Ouse. On the opposite side of Water Lane is the popular Micklegate Car Park. Micklegate forms a popular retail/leisure location.

SERVICES

We believe that all mains services are connected or available. The shop benefits from a gas fired central heating system.

RATEABLE VALUE

We believe that as of 1st April 2023, Abbot's Staith will have a Rateable Value of £14,750 and the shop will have an additional Rateable Value of £3,750. In terms of rates payable, prospective purchasers are invited to make their own enquiries with the local billing authority, Selby District Council.

PLANNING

We believe that the Staith is designated a Scheduled Ancient Monument (SAM) and Grade II* Listed Building reflecting its national and regional importance.

We believe that Abbot's Staith previously formed a seed merchants and counting house, before being utilised for storage and community purposes. Prospective purchasers are invited to make their own enquiries with the local planning authority, Selby District Council, in terms of the suitability of their proposed uses of the subject property from a planning perspective.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of E (I25). A copy of the Energy Performance Certificate is available for inspection at the Agent's offices.

VIEWINGS

Viewings strictly by way of appointment. Contact Stephensons Estate Agents (Commercial and Development) - James Reynolds.

COSTS

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

Please note that none of the loose fixtures and fittings are included within the sale (including, but not limited to the model).

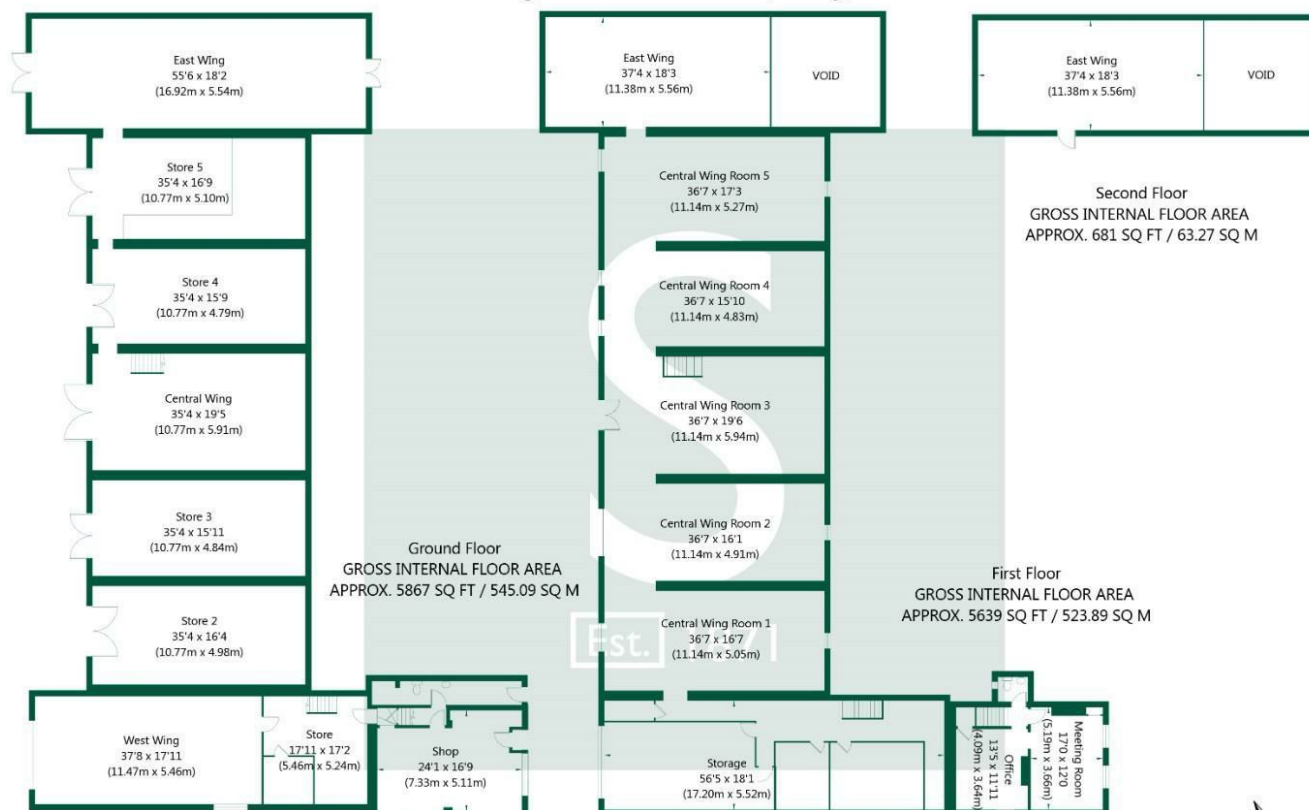
VALUE ADDED TAX

All figures quoted are exclusive of VAT. Where VAT is applicable, it will be charged at the prevailing rate.

DATE PREPARED

February 2023.

79 Micklegate & Abbot's Staith, Selby, YO8 4ED



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 12187 SQ FT / 1132.25 SQ M - (Excluding Voids)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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