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**Stoneacre**  
**COMMERCIAL**

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58, Gowthorpe, YO8 4ET

£12,500 (From) Per Annum

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Retail unit located on Gowthorpe in the the centre of Selby, a market town which has a wide and eclectic mix of national and independent retailers, leisure, beauty and cafes and several supermarkets including Sainsbury's being only 2 minutes walk away.

Selby is well placed for access to the A19 and A63 which in turn provides links to York, Leeds, Doncaster. The train station is 5-10 minutes walking distance away provides links to Hull, Leeds Doncaster and London.

- 700 to 1050 sq ft
- Prime Positon
- Selby Town Centre

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ  
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

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## LOCATION

The historic town of Selby with a population of approximately 15,000, boasts the historic Selby Abbey, multiple schools, and various retail parks. For the commuter, Selby is well placed for access to the A19 and A63 which in turn provides links to York, Leeds, Doncaster. The train station being 5-10 minutes walking distance away provides links to Hull, Leeds Doncaster and London.

The property is situated in a prime location on Gowthorpe which has a wide and eclectic mix of national and independent retailers, leisure, beauty and cafes and several supermarkets including Sainsbury's being only 2 minutes walk away.

## DESCRIPTION

The property comprises part of a Terrace of aesthetically fronted brick buildings, providing three storey accommodation under a pitched and tiled roofs.

Ground floor retail unit offers excellent sales floor.

## ACCOMMODATION

The property provides the following accommodation:-  
retail area 65.05sq m 700sq ft  
plus wc

If area at rear is added to the above, the following is added:-  
retail area 24.35 sq m 262sq ft  
kitchen 4.7 sq m 50 sq ft  
store 3.5 sq m 38 sq ft

Total 97.5 sq m 1,050 sq ft  
plus:-  
additional wc's  
2 Private Parking Bays at rear

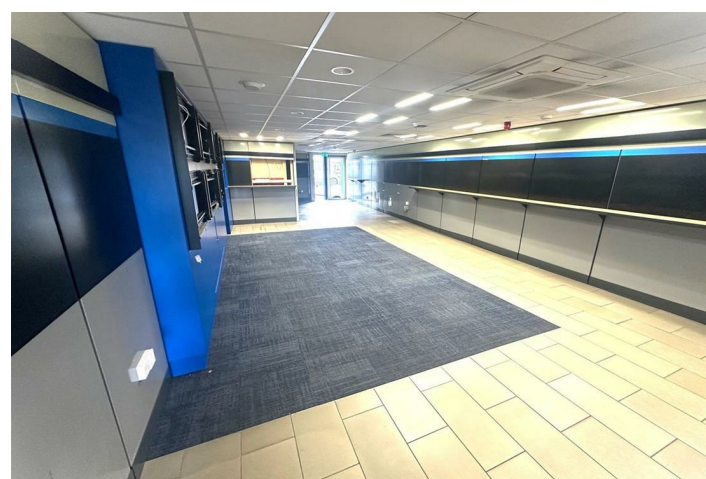
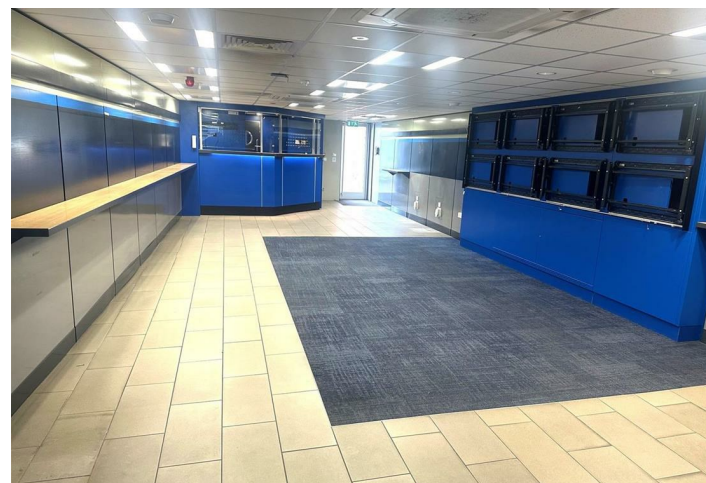
The premises benefit from integral ceiling air conditioning and heating

## PRICE

The property is available by way of a new Full, Repairing & Insuring Lease at:-  
£12,500 per annum.

If area at rear is added, the property is offered at  
£14,950 per annum

VAT will NOT be applicable on the rent.



## BUSINESS RATES

VOA 2026 website notes:-

Rateable Value £10,250 RV

100% Small Business Rate Relief is available subject to status.  
ZERO PAYABLE

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

2302-7265-3851-2013-4743

Rating B-50

These can be viewed on [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate)

## VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

## MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.
3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.
4. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

## MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared February 2026

