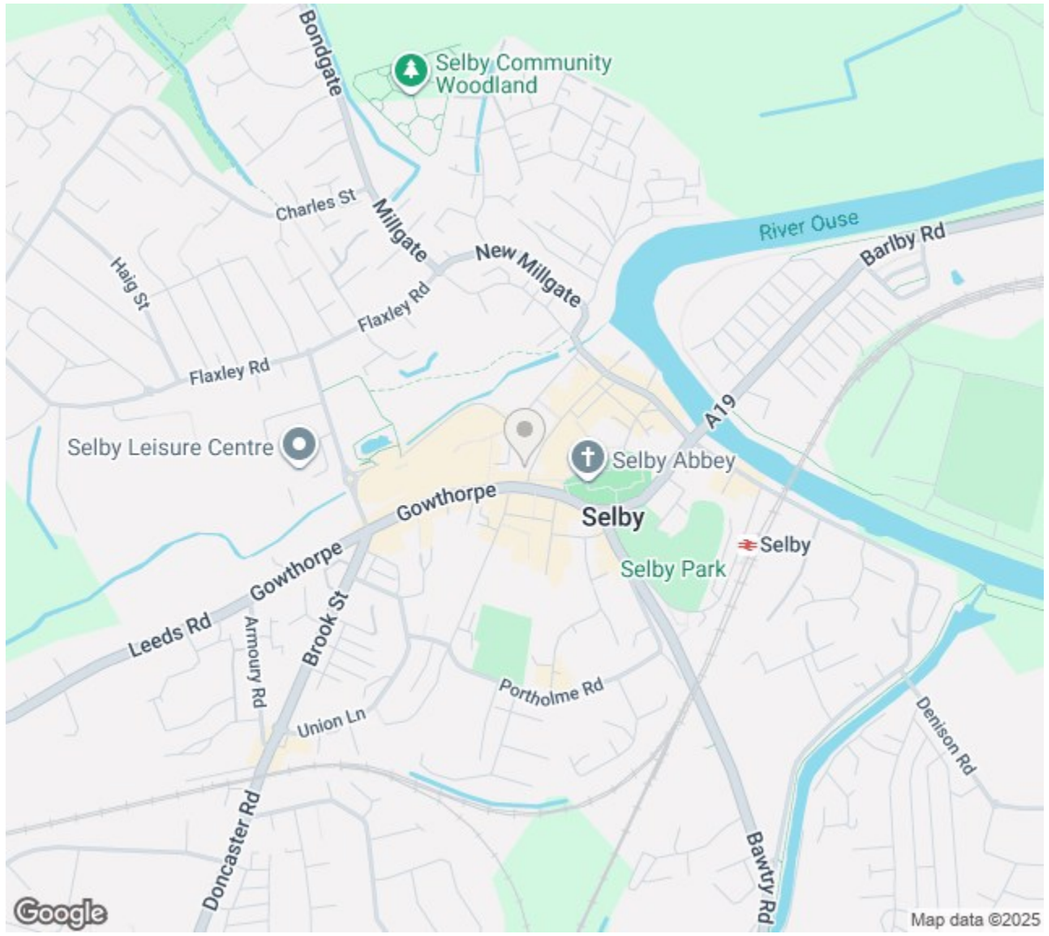



Disclaimer- You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- 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. 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. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

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.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk
BUY SELL RENT MANAGEMENT FINANCE LEGAL

www.stoneacreproperties.co.uk
rightmove
The Property Ombudsman
propertymark
OnTheMarket.com

Stoneacre
COMMERCIAL

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

01132370999
peter@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk

# 5, Finkle Street, YO8 4DT

## £16,950 Per Annum

Hot food takaway located on Finkle Street close to the junction with Gowthorpe in 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.

- **1270 sq ft**
- **HOT FOOD TAKEAWAY**
- **SELBY CENTRE**
- **PRIME LOCATION**
- **3 FLOORS**

## LOCATION

The property is located on Finkle Street close to the junction with Gowthorpe in 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.

The historic town of Selby 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.

## DESCRIPTION

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

The ground floor comprises well proportioned accommodation which benefit from a full width shop front.

The premises are currently configured as a hot food takeaway with Sui Generis Usage.

## ACCOMMODATION

The property provides the following accommodation:-

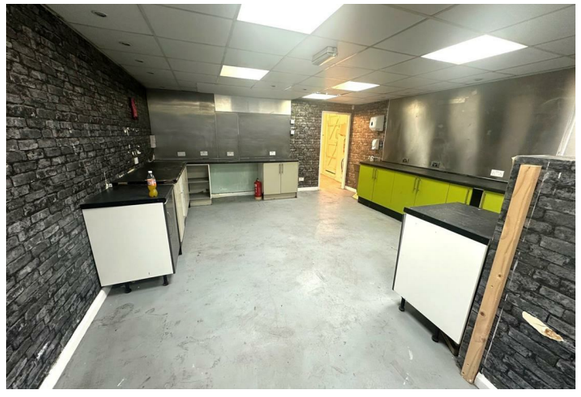
GF retail zone a 30.80 sq m 331 sq ft
GF retail zone b 24.80 sq m 367sq ft
FF ancillary 29.34 sq m 316 sq ft
SF ancillary 33.09 sq m 356 sq ft

Total 118.03sq m 1.270 sq ft
plus wc

## PRICE

The property is available by way of a new Full, Repairing & Insuring Lease at £16,950 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:-

1310-9171-0847-7537-5001
Rating D-99

These can be viewed on 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 December 2025