



Tenure
Freehold.

Location

Selby is a town situated approximately 14 miles to the south of York. The property is situated on the north side of Maltings Court and is accessible via Long Trods, which runs to the north of Flaxley Road. Selby town centre is within a 15 minute walk to the south-east and affords a good selection of local shops and amenities. Rail services run from Selby Station directly to London King's Cross, Leeds and Manchester Piccadilly Stations. The A63, to the south, provides access to Junction 42 of the A1(M) to the west.

Description

The property comprises a semi-detached building arranged over lower ground, ground and two upper floors. The property is internally arranged to provide a squash club, a former snooker club,

a former restaurant, former offices and 21 x one bedroom and 2 x two bedroom self-contained flats (21 x one bedroom and 2 x two bedroom) from prior approval for change of use into residential commercial units (use class B1).

Accommodation and

The property was previously used as a squash club, former snooker club, former restaurant and former offices. The information is provided for information only. Tenancies shown are for information only.

Planning

Local planning authority has granted a proposed change of use from existing vacant commercial units (use class B1) into six apartments (use class C3).

Unit	Floor	Accommodation	Current Rent £ p.a.
Selby Squash Club	Ground	Bar Area, Kitchen, Cellar, Three Squash Courts	£15,000
	First	Gymnasium Area, Two Changing Rooms	
Former Snooker Club	Ground	Six Rooms, Kitchen, Two WCs	-
Former Restaurant	Ground	Bar/Dining Area, Kitchen, Three Rooms	-
	First	Two Rooms, WC, Boiler Room	
Former Offices	First	Five Rooms, Kitchen, WC	-
	Second	Twelve Rooms, Kitchen, WC	
Flat 1	First	One Bedroom, Kitchen, WC	£3,900
Flat 2	First	One Bedroom, Kitchen, WC	£3,300
Flat 3	First	One Bedroom, Kitchen, WC	£3,600
Flat 4	First	One Bedroom, Kitchen, WC	£3,600
Flat 5	First	One Bedroom, Kitchen, WC	£3,900
Flat 6	First	One Bedroom, Kitchen, WC	£3,900
Flat 7	First	One Bedroom, Kitchen, WC	£3,900
Flat 8	First	One Bedroom, Kitchen, WC	£3,600
Flat 9	First	One Bedroom, Kitchen, WC	£3,900
Flat 10	First	One Bedroom, Kitchen, WC	£3,900
Flat 11	First	One Bedroom, Kitchen, WC	£3,900
Flat 12	First	One Bedroom, Kitchen, WC	£3,600
Flat 12A	First	One Bedroom, Kitchen, WC	£3,300
Flat 14	First	One Bedroom, Kitchen, WC	£3,600
Flat 15	First	One Bedroom, Kitchen, WC	£3,900
Flat 16	First	One Bedroom, Kitchen, WC	£3,600
Flat 17	First	One Bedroom, Kitchen, WC	£3,600
Flat 18	First	One Bedroom, Kitchen, WC	£3,900
Flat 19	First	One Bedroom, Kitchen, WC	£3,900
Flat 20	First	One Bedroom, Kitchen, WC	£3,900
Flat 21	First	One Bedroom, Kitchen, WC	£3,900
Flat 22	First	One Bedroom, Kitchen, WC	£3,900
Flat 23	First	One Bedroom, Kitchen, WC	£3,900
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Flat 96	First	One Bedroom, Kitchen, WC	£3,900
Flat 97	First	One Bedroom, Kitchen, WC	£3,900
Flat 98	First	One Bedroom, Kitchen, WC	£3,900
Flat 99	First	One Bedroom, Kitchen, WC	£3,900
Flat 100	First	One Bedroom, Kitchen, WC	£3,900

Selby Flats The Mixed

- Each Flat subject to a Tenancy
- Former Snooker Club, Former Restaurant and Former Office Space Vacant
- Prior approval for Change of Use from existing Vacant Commercial Units (Use Class B1) into Six Apartments (Use Class C3)
- Large Car Park
- Site Area Approximately 0.37 Hectares (0.91 Acres)
- Total Current Rent Reserved **£103,500 per annum (equivalent) from Twenty-Three Flats and Squash Club with Former Restaurant and Former Office Space Vacant**

Seller's Solicitor

Messrs Womble Bond Dickinson
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INVESTMENT/PART VACANT - Freehold Building