



### Tenure

Freehold.

### Location

Selby is an attractive Yorkshire market town located approximately 15 miles north of York and 27 miles east of Leeds. The town lies at the junction of the A19, A63 and A1041 approximately 8 miles north of Junction 34 of the M62 Motorway. The A1 is some 10 miles to the west.

The property is situated on the north side of Gowthorpe, a short walk from the pedestrianised Finkle Street.

Occupiers close by include Bonmarché, Quicksilver, Halifax, William Hill, Subway and New Look.

### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation above. The property benefits from rear access.

The property provides the following accommodation and dimensions:

Gross Frontage	4.93 m	(16' 2")
Net Frontage	4.52 m	(14' 10")
Shop Depth	18.49 m	(60' 8")
Built Depth	18.75 m	(61' 6")
Ground Floor	77.11 sq m	(830 sq ft)
First Floor	44.87 sq m	(483 sq ft)

### Tenancy

The entire property is at present let to CANCER RESEARCH UK for a term of 10 years from 25th December 2012 at a current rent of £14,700 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants. The lease contained a tenant's option to break in the fifth year which has NOT been exercised.

### Tenant Information

No. of Branches: Approximately 600.

Website Address: [www.cancerresearch.uk.org](http://www.cancerresearch.uk.org)

We understand that the tenant has been in occupation for over 20 years.

For the year ended 31st March 2017, Cancer Research UK did not report a turnover but reported a pre-tax profit of £32.9m, shareholders' funds and a net worth of £383.5m. (Source: Experian 31.08.2017.)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

EPC Rating 74 Band C (Copy available on website).

## Selby

### Unit 1

**38/40 Gowthorpe  
North Yorkshire  
YO8 4ET**

- Freehold Shop Investment
- Town centre location
- Let to Cancer Research UK
- Attractive North Yorkshire town
- Reversion 2022
- Current Rent Reserved

**£14,700 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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