



## 22 New Street, Selby, YO8 4PT

Auction Date: 28/05/2026 9am

Town Centre Location | Great Opportunity For Any Business Looking For Premises | Allocated Parking | Walking Distance to Train Station and Bus Station

- Vacant Retail Unit
- Freehold
- Town Centre Location
- Auction Date: 28/05/2026 9am
- Two Storey Property
- EPC Rating- D
- Walking Distance to Train Station and Bus Station
- Allocated Parking
- Thought Suitable For A Local Business or Landlord
- Great Opportunity For Any Business Looking For Premises

**By Auction £30,000**

Auction Date: 28/05/2026 9am

A two storey retail unit, situated in the characterful New Street, on Selby high street. The building is in good order, having been used most recently as a Tattoo Parlour.

The accommodation comprises sales area and storage to the ground floor, with a kitchen and WC to the first floor. Based on current rents, the property could generate a high yield for a landlord or an affordable premises for a local business.

Jigsaw Move are pleased to welcome to the market this commercial property located on New Street. Nestled in the heart of Selby, presenting an exceptional opportunity for entrepreneurs and business owners alike. Its prime town centre location ensures high visibility and foot traffic, making it an ideal spot for a variety of business ventures.

The property boasts allocated parking for one vehicle, providing convenience for both owners and customers. Additionally, its proximity to the train and bus stations enhances accessibility, allowing for easy commutes and attracting a wider clientele.

With open business opportunities available, this space is perfect for those looking to establish or expand their presence in a vibrant community. Whether you envision a retail shop, a café, or an office space, this property offers the flexibility to bring your business ideas to life.

Do not miss the chance to secure a foothold in this bustling area of Selby, where your business can thrive amidst a supportive local environment.

### **AUCTION DETAILS**

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### **AUCTION DEPOSIT AND FEES %**

The following deposits and non-refundable auctioneers fee apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyers Fee of £1,800 inc. VAT

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

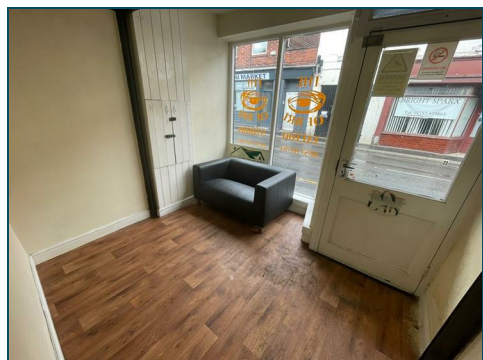
### **ADDITIONAL INFORMATION**

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

### **GUIDE PRICE AND RESERVE PRICE**

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



### DRAFT SALES DETAILS

These sales details are awaiting vendor approval.

### HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

### OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

### VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

### WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**safeagent**  
11 Finkle Street, Selby, North Yorkshire, YO8 4DT  
info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk  
Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227



Look for Propertymark Protection to ensure your agent is qualified and regulated

aria propertymark PROTECTED | hales propertymark PROTECTED