



**Unit 4, 73 Brook Street, Selby, YO8 4AT**

**SAVE TIME & BOOK YOUR VIEWING ON THE JIGSAW WEBSITE & CLICK 'REGISTER TO VIEW A PROPERTY' FROM OUR MAIN MENU**

- 2300 square feet
- Ample parking at the front
- Gas and electric utilities
- Ideal location for Selby and Brayton
- CEPC C
- Currently a Restaurant

**£2,500 PCM**

Nestled in the heart of Selby on Brook Street, this versatile property presents an exceptional opportunity for those seeking a prime location for their business. Spanning an impressive 2,300 square feet, the property is well-suited for a variety of uses, including a restaurant, café, takeaway, retail shop, or even storage.

The layout of the property is thoughtfully designed, featuring a welcoming reception area that seamlessly transitions into a bar and office space, creating an inviting atmosphere for both staff and customers. The dining area is spacious, perfect for accommodating patrons, while the kitchen is equipped with a store and cool room, ensuring that your culinary needs are met with ease. Additionally, the property includes separate ladies' and gents' toilets, enhancing convenience for visitors.

One of the standout features of this property is the ample parking available at the front, making it easily accessible for customers and staff alike. The location is ideal, situated to serve both Selby and Brayton, ensuring a steady flow of foot traffic and visibility for your business.

The property is available for rent at £2,500 per month, with an initial contract term of two years. Utilities for gas and electric are readily available, allowing for a smooth transition into your new venture. This property will be available from the 26th of August, providing a timely opportunity to establish your business in a thriving area.

Do not miss out on this fantastic chance to secure a prominent space in Selby. Whether you are looking to start a new venture or expand an existing one, this property offers the perfect foundation for success.

### PROPERTY DETAILS

Whilst we endeavour to make our property details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

### 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.





