



screetons

Unit 4, 11 Croft Road

Camblesforth, Selby, YO8 8JL



This prime, single storey commercial unit is located within a small parade of commercial outlets in the centre of the village of Camblesforth. Offering approximately 400 sq ft of retail space together with a kitchenette, cloakroom and office/treatment room. There is also off street parking for several vehicles.

Close proximity to the market towns of Selby and Goole. Good links to all major routes via the M62 and M18. Available now.

To Let £6,500p.a.

25 Bridgegate
Howden
East Yorkshire
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Offices also at Goole & Snaith

www.screetons.co.uk

Description

The unit extends to approximately 400 sq ft of retail space together with a kitchenette, cloakroom and office/treatment room.

GROUND FLOOR

- **Retail Area** (25'7" x 15'8")
(7.8m x 4.8m)

Wall mounted air conditioning/heating unit. Inset ceiling lights. Extractor.



- **Rear Entrance** (5'3" x 2'4")
(1.6m x 0.75m)

Rear access door to yard.

- **Kitchenette** (5'9" x 6'6")
(1.75m x 2m)

Range of fitted base and wall units with laminate worktops and tiled work surrounds. Single drainer stainless steel sink. Plumbing for a washing machine. Water heater.



- **Cloakroom** (5'9" x 4'6")
(1.75m x 1.4m)

Vanity wash hand basin and a low flush w.c. Chrome heated towel rail.



- **Office/Treatment Room** (6'5" x 9'6")
(1.95m x 2.9m)

Vanity wash hand basin. Inset ceiling lights. Extractor.

OUTSIDE

Off street parking area.

GENERAL INFORMATION

- **Rates**

Interested parties are advised to contact the local authority directly with regard to any Small Business Relief that they may be entitled to.

- **Viewing**

By appointment with the agent.

- **Lease Terms**

By negotiation. Standard Law Society lease.

IMPORTANT NOTES

These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property.

We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Photographs depict only certain parts of the property. It should not be assumed that any contents, furniture, furnishings, fixtures and fittings etc. photographed, are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.