

**Lot 28, 40 Gowthorpe, Selby,
North Yorkshire YO8 4ET**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Convenience Store Investment

- Let on a recently renewed 10 lease from September 2023 (no breaks)
- Rent increased from £20,000 p.a.x. on renewal
- Let as convenience store (with personal guarantee)
- VAT free investment
- Attractive North Yorkshire town
- Nearby occupiers include Sainsbury's, Cancer Research, Greggs, JD Wetherspoon, Yorkshire Building Society and Poundland

Lot

28

Auction

27th March 2025

Rent

£24,000 per Annum Exclusive

Status

Available

Sector

High Street Retail,
Supermarket/Convenience

Auction Venue

Live Streamed Auction

Location

Miles 19 miles east of Leeds, 12 miles south of York
Roads A19, A63
Rail Selby Railway Station
Air Leeds/Bradford Airport

Situation

The property is situated on the north side of Gowthorpe, a busy retailing thoroughfare in the heart of the town centre, a short walk from Selby Railway Station and with a public car park immediately to the rear. Nearby occupiers include Sainsbury's, Greggs, JD Wetherspoon, Yorkshire Building Society and Poundland.

Tenure

Freehold.

EPC

D99

Description

The property comprises a convenience store arrange on the ground and first floor.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

Not available

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Convenience Store Ancillary	174.29 31.37	(1,876) (337)	G POINT20 LIMITED t/a Super Fresh with personal guarantee (2)	10 years from 30/09/2023	£24,000	30/09/2029 28/09/2033
Total		205.66	(2,213)			£24,000	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) A rent deposit of £6,000 is held by the Landlord.

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2024