



## POST OFFICE DONCASTER ROAD SELBY, YO8 9HD

£800

On the bustling Doncaster Road in Brayton, Selby, this charming commercial property presents an excellent opportunity for entrepreneurs seeking a new venture. Formerly an old post office shop, this ground floor space is versatile and well-suited for a variety of businesses, from retail to service-oriented enterprises.

The property boasts a practical layout, featuring a kitchen and a store room, which adds to its functionality and convenience. With its prominent location on a busy road, it benefits from high visibility and foot traffic, making it an ideal spot for attracting customers.

This rental opportunity is perfect for those looking to establish themselves in a thriving community. The surrounding area is well-connected, ensuring easy access for both customers and suppliers. Whether you are an experienced business owner or a newcomer to the entrepreneurial world, this property offers a blank canvas to bring your ideas to life.



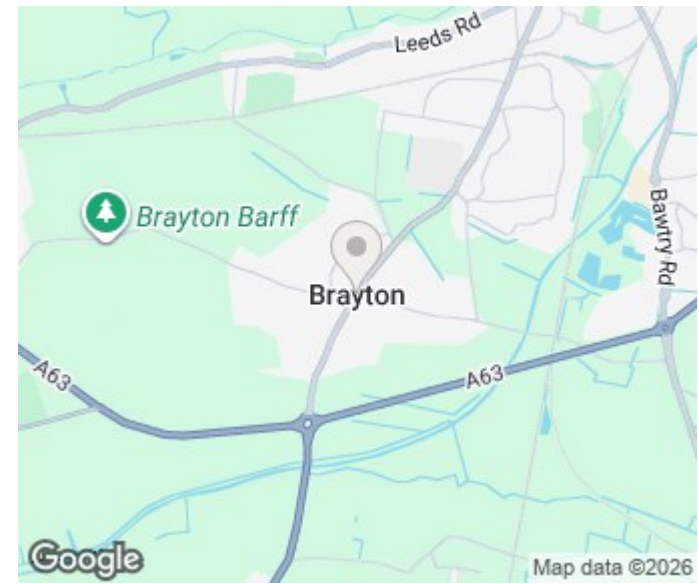
# Cartref Lettings

L I C E N S E D   A G E N T

**Ground Floor**  
Approx. 80.9 sq. metres (870.5 sq. feet)



Total area: approx. 80.9 sq. metres (870.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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