

FOR SALE

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



LINTON STORES

5-6 MAIN STREET, LINTON-ON-OUSE, YORK YO30 2AX

LOCATED IN A VERY ATTRACTIVE VILLAGE CLOSE TO YORK

SUBSTANTIAL PROPERTY IN LARGE SITE/GARDENS

7 BEDROOMS, SITTING ROOM, DINING ROOM, LARGE KITCHEN (APPROX 2,200 SQ. FT. GROSS/205 SQ. M.)

COMMERCIAL PREMISES OF AROUND 700 SQ. FT. (65 SQ. M.)

SUITABLE FOR VARIOUS USES – RETAIL; OFFICE; RESTAURANT/CAFÉ; NURSERY; MEDICAL; GYM

OUTBUILDING WITH GARAGE, STORE, TOILET, SUITABLE FOR VARIOUS USES OR CONVERSION TO HOLIDAY LETTING (SUBJECT TO PLANNING CONSENT)

FREEHOLD FOR SALE - £550,000

(OPTION TO ACQUIRE SHOP FITTINGS AND EQUIPMENT AT VALUATION)

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS

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Regulated by **RICS**[®]

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Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

LOCATION

The property is located in Linton on Ouse, North Yorkshire, being approximately 10 miles north-west of York and 9 miles south-west of Easingwold. Villages in the immediate vicinity include Newton-on-Ouse being 1.2 miles to the south-east and Aldwark being 2.5 miles.

Linton-on-Ouse is a popular commuter village and provides a good mix of residential dwellings, it has in the past been more commonly associated with the RAF station, which is located on the outskirts of the village, now closed.

The subject property can be found on Main Street, which forms the main road through the village and is very popular with cyclists, being part of the national cycling network.

ACCOMMODATION

UPVC double glazed windows and doors throughout.

Description

GROUND FLOOR

COMMERCIAL ELEMENT

Retail/Shop	Fully tiled floor, large display window, part glazed entrance door, service counter, display fridges, generally retail racking/shelving, door to:
Office/Store	Fully tiled floor, racking, door to outside and door to living accommodation.
Toilet	WC, wash-hand basin

RESIDENTIAL ELEMENT

Dining Room	Wood effect vinyl floor, double radiator, large bay window, side entrance door, built in under-stair cupboard, arch to kitchen, door to stairs.
Toilet	Fully tiled floor and walls, w, pedestal wash hand basin.
Kitchen	Fully tiled floor, 3x sections of laminate worksurface with floor and wall cabinets, gas range cooker, single bowl single drainer stainless steel sink, dishwasher point, part tiled walls, exposed ceiling beams, range of modern wall and floor units, rear entrance door, store cupboard, door to shop.
Sitting Room	Patio doors overlooking garden, 2x double radiators, inglenook style fireplace with cast iron stove, vaulted ceiling with exposed ceiling beams.

FIRST FLOOR

House Bathroom	Vinyl floor, w/c, pedestal wash hand basin, large walk-in shower cubicle, radiator
Study/Bedroom 1	Computer room or single bedroom, radiator
Bedroom 2	Double radiator, dressing area.
Bedroom 3	Double radiator, built in wardrobes.
Bedroom 4	Single radiator
Bedroom 5	Single radiator

SECOND FLOOR

Master Bedroom 6	Double radiator, velux roof light, en-suite with vinyl floor, panelled bath with shower over, w/c, pedestal wash hand basin, part tiled walls, heated towel rail.
Dressing Room/Bedroom 7	Double radiator, velux roof light

EXTERNAL

Garage	Concrete floor, up and over door, w/c, sink.
Shop Store	
Gardens	Laid to lawn, decked area with deck pathway to outbuilding, access from rear lane

SERVICES

We understand that all mains services are connected to the property.

LOCAL AUTHORITY

Hambleton District Council

Council Tax Band: C

RATEABLE VALUE

£2,800

TRADE & BUSINESS

The property until recently has been used as “Linton Stores” for many years. However due to personal circumstances the business has now been closed. However, if required this could be reintroduced easily.

FIXTURES AND FITTINGS

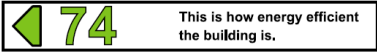
The shop fixtures and fittings remain in situ and can be acquired separately at valuation.

TENURE

The property is held freehold.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C 74. A full copy of the EPC is available upon request.

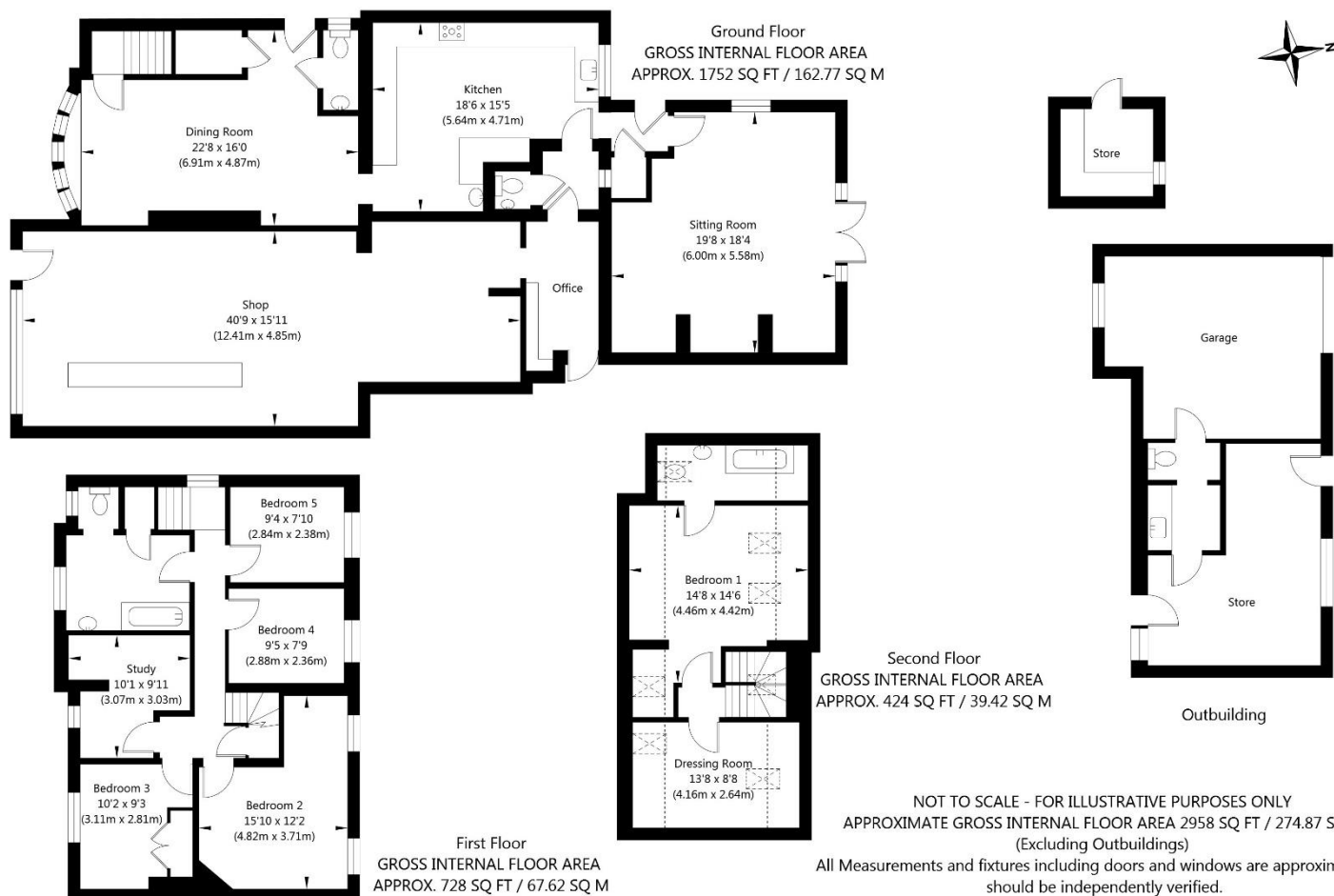


VIEWING

Strictly by appointment with the sole selling agents.



Main Street, Linton-on-Ouse, York, YO30 2AX



AGENTS' NOTE

Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
- no person in the employment of Barry Crux & Co has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Barry Crux & Co or the vendors or lessors of this property;
- any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
- it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
 - that he has relied solely on his own judgement and or that of his advisers;
 - that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
 - that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
- these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - to make no approach to the vendors or lessors or their staff in any way;
 - to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Barry Crux & Company as would be due from the vendor/lessor.
- It is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.
- Any information provided within these particulars is for guidance purposes only and any interested party must satisfy themselves and verify the accuracy of them in their own right. The agents take no responsibility for any misinterpretation of any of the information provided within these particulars, which may be arrived at or concluded by any interested party.