

FOR SALE

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



FORMER BUMPER CASTLE WIGGINGTON ROAD, YORK, YO32 2RJ

A PUBLIC HOUSE, LATTERLY OPERATED AS A RESTAURANT BUT SUITABLE FOR A WIDE RANGE OF USES

POSSIBLE LONG-TERM RE-DEVELOPMENT OPPORTUNITY, SUBJECT TO PLANNING CONSENT

PROMINENT MAIN ROAD LOCATION

CLOSE TO RETAIL, COMMERCIAL AND LEISURE AREAS ON CLIFTON MOOR

LARGE SITE WITH SPACIOUS CAR PARK

OFFERS INVITED

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.

DIRECTIONS

From York city centre follow directions to the north, passing York Hospital on the left hand side, and Nestlé Chocolate Factory on the right hand side, over the railway level crossing, and the property is the first main building on the left, situated at the traffic lights. From York outer ring road to the north take the B1363 turnoff, signposted to York, and the Bumper Castle is situated on the right hand side adjoining the traffic lights into Clifton Moor.

Description

Ground Floor

Front Entrance:	double doors to front, inner doors to:
Front Dining Area:	10.66m overall x 3.97m (including entrance); ceiling coving, dado rail, part painted timber boarded walls, timber boarded effect laminate and tiled floor, 2 double radiators, modern reproduction timber fireplace surround. This effectively forms two separate trading areas. Door to private accommodation.
Main Restaurant Area:	6.64m x 10.12m overall (including Servery) ceiling coving, 2 double radiators, timber fireplace surround to reproduction fireplace, double doors to covered terrace, wide openings to rear Hall and Conservatory.
Servery:	stained and polished timber counter to 3 sides, stained timber panelling beneath, glass and bottle shelves, non slip floor, backfitting, stained timber worksurface, glass and bottle shelves, space for cold drinks cabinets.
Wash Up:	2.06m x 3.06m overall; part tiled walls, non slip floor, single drainer stainless steel sink, stainless steel wash hand basin, glass washer point.
Conservatory:	3.7m x 7.46m into bay; part clad timber boarded ceiling, dado rail, 3 double radiators, double glazed windows.
Rear Hall:	4.8m x 2.43m, ceiling coving, drinking shelf, dado rail, painted timber boarded walls to part, tiled floor, door to Rear Entrance and Toilets.
Ladies:	3 w.c's, 2 wash hand basins in vanity units, part tiled walls, radiator, tiled floor to cubicles.
Gents:	through urinal, 2 w.c's, 2 pedestal wash hand basins, part tiled walls, tiled floor, double radiator.

Disabled Persons Toilet:	w.c, wash hand basin, grab handles, part tiled walls, quarry tiled floor, baby change facility.
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Kitchen:	6.25m overall x 3.85 overall; gas and electric catering points, non slip floor.
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Store:	1.45m x 1.51m; double radiator, vinyl floor.
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Private Inner Hall;	off Front Lounge, stairs to first floor.
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First Floor:

Hallway:	double radiator.
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Bathroom:	panelled bath, w.c., pedestal wash hand basin, shower with electric shower, double radiator.
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Lobby:	door onto flat roof.
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Main Landing:	double radiator.
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Living Room:	8.34m x 3.95m; 2 double radiators, 2 no cast iron fireplace surrounds, room divided with folding timber doors (2 separate doors onto landing), cupboard.
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Kitchen:	2.41m x 2.72m; laminate worksurface to 3 sides, single drainer double bowl sink, electric and gas cooker points, plumbing for washing machine.
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Bedroom 1:	3.96m x 4.05m; double radiator.
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Bedroom 2:	4.27m x 3.67m; double radiator.
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Basement:	Internal stairs off Lounge Bar lead to:
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Beer Cellar:	7.54m x 2.2m; stainless steel wash hand basin, concrete floor with drainage sump beer chute to rear.
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Outside:

Car Park:	spacious Car Parking area together with Grassed Area being former Beer Garden.
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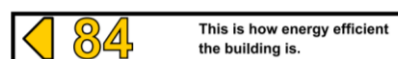
Store with accommodation over:	a two storey building adjoins the main building, providing ground floor storage and upper floor potential living accommodation.
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SERVICES

All mains services are connected to the property. There is a separate gas supply to the main public house, as well as the flat to the outbuilding.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D 84. A full copy is available on request.



This is how energy efficient the building is.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

Rateable Value: £13,000

Rates Payable: £6,240

Council Tax: Assessment deleted from Valuation List.

TENURE

The property is offered on a freehold basis, subject to a lease.

The public house is the subject to a lease commencing 01 November 2016 for a term of 15 years, with a 3 yearly rent review cycle, at an initial rent of £2,063.33 per month. The lease contains a mutual break clause provision on a 5-yearly basis, the next break clause being 2021, by giving 3 months' notice to the other party.

COSTS

Each party will be responsible for their own legal costs in connection with the transaction.

VALUE ADDED TAX

VAT may be chargeable on the sale price and if appropriate will be at the prevailing rate

VIEWING

Strictly by appointment with the sole selling agents.





AGENTS' NOTE

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

- (i) 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;
- (ii) 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;
- (iii) 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;
- (iv) 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;
- (v) 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:-
 - a) that he has relied solely on his own judgement and or that of his advisers;
 - b) 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;
 - c) 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.
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - b) to make no approach to the vendors or lessors or their staff in any way;
 - c) to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - d) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - f) 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.
- (vii) 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.
- (viii) 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.