

TO LET

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



Ground Floor Shop/Office Premises 66-68 Market Street, Pocklington, York, YO42 2AF

- TOWN CENTRE PREMISES FRONTING MARKET PLACE
- NEARBY OCCUPIERS INCLUDE THE POST OFFICE, CO-OPERATIVE CONVENIENCE STORE, FEATHERS HOTEL, BOOTS, COOPLANDS, LLOYDS BANK, BARCLAYS BANK AND NATIONWIDE
 - EXCELLENT FRONTAGE
 - TOTAL TRADING AREA 44 SQ.MT (474 SQ.FT) (WELL ARRANGED SPACE)
 - SUITABLE FOR WIDE RANGE OF RETAIL, FINANCIAL SERVICES OR SIMILAR USES
 - SMALL BUSINESS RATES RELIEF (NO RATES PAYABLE)
 - FLEXIBILITY AS TO TERMS

**TO LET BY WAY OF NEW LEASE ON FRI TERMS -
£10,000 PER ANNUM, EXCLUSIVE**

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS

20 CASTLEGATE, YORK, YO1 9RP

TEL: 01904 659990

FAX: 01904 612910

Regulated by **RICS**[®]

E-MAIL: ADMIN@BARRYCRUX.CO.UK

WEB: WWW.BARRYCRUX.CO.UK

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

The property is easily found, being at the northern end of the market place area, on the right hand side.

ACCOMMODATION

The Unit comprises a self-contained ground floor lockup premises, with good display windows, and centrally positioned entrance door leading into:-

Description

Shop/Office:	8.12m overall depth x 6.62m overall width; providing 44 sq.mt (474 sq.ft) of well arranged space; two good display windows to market street, 2no. night storage heaters, door to:
Kitchen:	3.25m x 1.98m; with section of worksurface with single drainer stainless steel sink, and door to rear.
Outside:	Rear courtyard area between the shop and outbuildings:
Store:	3.77m x1.87m;
Toilet Facility:	WC and wash hand basin.

SERVICES

The property has mains water, electricity and drainage connected.

LOCAL AUTHORITY

East Riding of Yorkshire.

RATEABLE VALUE

Rateable Value: £10,500

Rates payable - nil (small business rates relief).

TENURE

The property is offered by way of a new full repairing and insuring lease, for a term of 10 years, or longer in multiples of 5 years, if required. Rent is £10,000 per annum, exclusive, and will be subject to a review at the end of the fifth year of term.

The incoming tenant will be required to meet the landlord's legal costs incurred in connection with the preparation and completion of the lease, up to £1,500 plus VAT. The incoming tenant will also be required to lodge a 3 month rent bond, in addition to the first rental payment due.

Financial references will be required upon any incoming tenant, including from their bank, trade referees, landlord reference if previously occupying commercial premises, and/or character reference. Proof of financial cash resource will also be required to ensure sufficient capital available for any business venture.

The landlord is prepared to carry out some preparatory work in advance of a tenant's fit-out or alternatively make a rent free allowance towards the tenant's costs of same.

VALUE ADDED TAX

VAT may be chargeable on the rent and if appropriate this will be at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of E 111. A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the sole letting 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.

REFERENCE C1947

24 September 2019