

THE FLAX & TWINE

20 SHAMBLES
YORK YO1 7LZ

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



FANTASTIC CHARACTERFUL RETAIL AND CAFÉ PREMISES

HISTORIC LOCATION ON SHAMBLES IN THE HEART OF YORK CITY CENTRE

PROVIDES A GREAT OPPORTUNITY TO FOR MULTI-USES

SPACIOUS GROUND FLOOR RETAIL AREA AND CAFÉ OVER 2 UPPER FLOORS

LEASE FOR SALE - PREMIUM £39,500

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS

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Regulated by **RICS**

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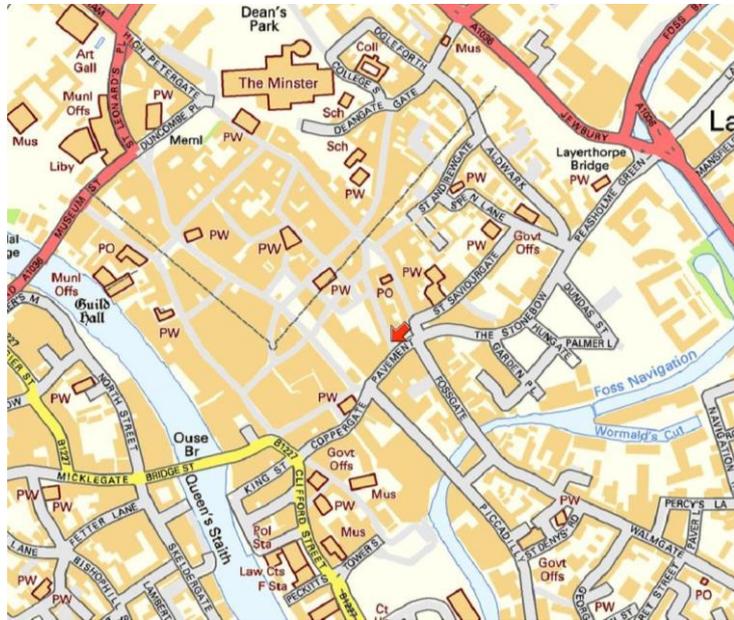
Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

DESCRIPTION

20 Shambles provides a wonderfully characterful property which provides spacious accommodation, having a retail area to the ground floor, with café premises on the two upper floors plus some storage areas.

LOCATION

The property is located in the heart of York City Centre, on Shambles which provides great levels of footfall due to its Medieval charm and historic merit. It is a pedestrianised street which forms an important link between Pavement and Kings Square.



ACCOMMODATION

The property provides the following accommodation:

Description	
Ground Floor	Front Sales Area, Stairs to First Floor, Rear Sales Area
First Floor	Landing, Café to the front with 18 covers, Kitchen to the rear with space for a range of catering equipment.
Second Floor	Landing, Café to the front with 16 covers, Toilet Facilities
Third Floor	Limited Storage
Basement	Storage Area

SERVICES

Mains water, electricity and drainage are understood to be connected to the property.

LOCAL AUTHORITY

City of York Council.

RATING

Rateable Value: £20,500

Rates Payable 2019/20: £10,065.50

LEASE TERMS

The property is subject to an effectively full repairing and insuring lease for a term expiring in 2027. The rent is £22,000 per annum and subject to five yearly rent reviews.

FIXTURES AND FITTINGS

Some of the fixtures and fittings in the premises may be available to purchase by way of separate negotiation.

COSTS

Each party are to bear their own costs in the matter and the assignee will be required to meet the landlord's costs in connected with the assignment of the lease. If the assignee fails to complete the transaction, they will be required to meet all the legal costs in the matter.

VALUE ADDED TAX

VAT may be chargeable on the sale price and rent.

ENERGY PERFORMANCE CERTIFICATE

The property does not require an EPC due to its Grade II listed building status.

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.

REFERENCE C1951

28 October 2019