

FOR SALE

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS

UPON INSTRUCTIONS FROM MOORSIDE DEVELOPMENTS



OFFERS ARE INVITED FOR
MAGNET HOTEL
OSBALDWICK LANE, YORK, YO10 3AY

CLOSED PUBLIC HOUSE SET IN A HEAVILY POPULATED SUBURB OF YORK

ROOMS COMPRISE A FORMER PUBLIC BAR, SNUG, LOUNGE BAR AND CATERING KITCHEN

LARGE "MAISONETTE" ON THE UPPER FLOORS

CAR PARK TO THE FRONT AND REAR

ALL ENQUIRIES
FREEHOLD

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

Comprising a three storey brick detached property, the premises has car parking areas to front and rear, together with private garden, and a former Beer Garden area. There are three former Trading Rooms, comprising a Public Bar, Snug and Lounge Bar. The whole has a "Maisonette" on the upper floors.

LOCATION

The subject property is situated in a suburban part of York, about 2 miles east of the City Centre. The vicinity is predominately residential in nature, most of which are traditional three-bedroomed semi-detached. There is Sheltered/Retirement Housing to rear and a Residential Care Home adjoining the property. There is also a School on the opposite side of the road and some light Industrial uses to the East. It is a mixed use area.

ACCOMMODATION

Description

GROUND FLOOR

Left Hand Entrance	timber boarded effect panelling.
Lounge Bar	9.5m x 5.35m extending to 5.44m x 5.34m;
Bar Servery	Stained timber counter to 2 sides, panelling beneath, shelves under, single drainer double bowl stainless steel sink unit, non slip floor.
Snug	4.77m x 4.84m;
Side Entrance	with inner door to Rear Hall, having double doors into Lounge Bar, and access to upper floors, basement and:
Ladies	2 w.c's, 2 wash hand basins in vanity unit, part tiled walls, double radiator
Gents	5 stall urinal, w.c., wash hand basin, fully tiled walls, granolithic floor.
Right Hand Entrance	inner door to:
Public Bar	6.34m x 10.23m;
Recessed Bar Servery	with stained timber counter, timber boarded beneath, shelves under, non slip floor, backfitting with shelving, door to:
Wash Up	1.98m x 2.54m;
Catering Kitchen	4.62m x 2.68m;

FIRST FLOOR

Landing	2 radiators.
Toilet	w.c.
Store	with fixed shelving.
Sitting Room	5.36m x 3.95m; ceiling coving, Victorian style cast iron fireplace, double radiator.
Breakfast Kitchen	4.1m x 5.4m; laminate worksurface to 2 sides, single drainer sink unit, plumbing for washer and dishwasher, double radiator.
Bedroom 1	4.85m x 4.76m; double radiator.
Bedroom 2	4.95m x 2.96m; cast iron radiator.
Bedroom 3	5m x 2.96m; cast iron radiator, patio door onto balcony.
Bathroom	panelled bath, shower cubicle, w.c., pedestal wash hand basin, double radiator.

SECOND FLOOR

Kitchenette	3m x 4.5m overall;
Bedroom 5	2.85m x 4.73m max; radiator.
Bedroom 6	2.75m x 4.5m max; radiator.
Bedroom 7	2.75m x 4.5m max; radiator.
Bathroom	panelled bath, w.c., pedestal wash hand basin, radiator, plumbing for washing machine.

BASEMENT

Delivery Bay	5.4m x 3.84m; concrete floor, drainage channel, chute to front, double doors to:
Cellar	5.47m x 7.7m overall; Belfast sink, concrete floor, drainage channel, door to:
Cupboard	3m x 2m approx.
Boiler Room	2.88m x 4.8m overall; Ideal gas boiler, coal storage with chute to side.

OUTSIDE

To the front there is a car parking area. To the left hand side of this there is a former Beer Garden area. To the rear of the property access is available to a further Car Park area. Leading off this there is a detached brick Garage. To the rear left hand corner of the site there is a private secluded courtyard area, off which leads two brick Storage buildings.

SERVICES

All mains services have been connected to the property. These however have been disconnected and new supplies may be necessary.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

Rateable Value: £8,300.

FIXTURES AND FITTINGS

The outlet is fitted out and equipped to a good standard and all fittings will be included within a sale, with the exclusion of items of a personal nature belonging to the current tenant.

TENURE

The property is for sale freehold but purchaser will be expected to agree that, for a minimum period of ten years, the property shall be used only as a public house, hotel or for community purposes and that funding is readily available for the maintenance of such use over the same period.

LICENCES

The property has had the benefit of a Premises Licence in the past but this has lapsed. A new licence will have to be applied for.

Interested parties should make their own enquiries of the Local Authority Licensing Department regarding these matters.

COSTS

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

VALUE ADDED TAX

VAT will be chargeable on 90% of the purchase price and this will be at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D 82. A full copy of the EPC is available upon request.

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.