

TO LET

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



BASEMENT OFFICES

20 CASTLEGATE, YORK, YO1 9RP

WELL FIT-OUT OFFICE SPACE WITHIN A GRADE II LISTED BUILDING

CONVENIENTLY SITUATED IN YORK CITY CENTRE

MIXED USE AREA CLOSE TO SEVERAL CAR PARKS

OFFICE INTERNAL AREA APPROXIMATELY 43.39 SQ.M (476 SQ.FT)

TO LET - £12,000 INCLUSIVE

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS

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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
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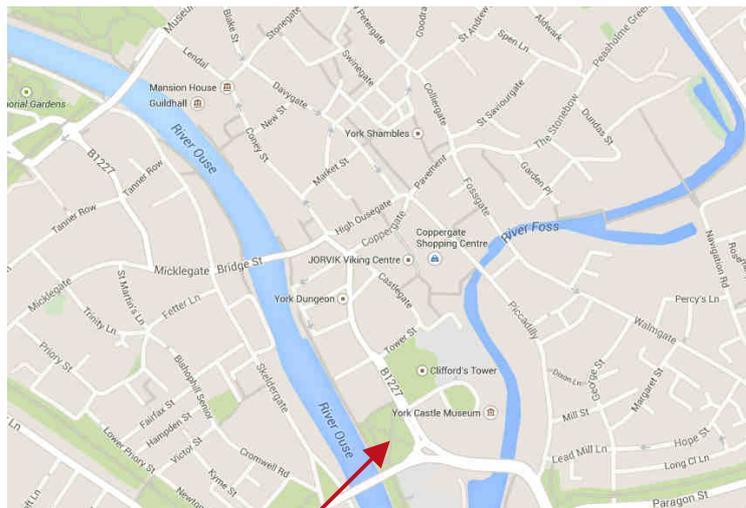
DESCRIPTION

The premises comprise of a spacious basement office situated within the city centre, suitable for around 6 people. The accommodation is accessed via a shared hallway and has use of communal kitchenette and toilet facilities to the first floor.

The premises are fitted out to a good standard and are inclusive of all desks, chairs and the like. There are telephone points, broadband and computer cabling etc. in place. There is also an intercom system that enables the occupier to allow visitors entry into the building.

LOCATION

The offices are located on Castlegate, opposite St Mary's Church and The Coppergate Centre. The area is mixed use in nature and occupiers include Fairfax House, Topshop, Fenwicks, The Jorvik Centre along with several car parks.



SERVICES

All mains services are connected to the property with the benefit of gas central heating. All services are included within the rent, the only additional expense will be that of any telephone system.

LOCAL AUTHORITY

City of York Council.

TERMS

The accommodation is effectively available on a fully serviced arrangement (except as to reception/staffing) and on a flexible lease at a rent of £1,000 per calendar month payable monthly in advance. The rent is fully inclusive of business rates, water and sewerage charges, building insurance, lighting and heating, cleaning and all office furniture.

A deposit of £1,000 will be required. The length of the lease is negotiable subject to a minimum of 1 year, thereafter terminable at any time by 3 months prior notice by either party. The term of the lease will also be negotiable up to a period of 3 years. The letting will be excluded from the security of tenure provision of the Landlord and Tenant Act 1954.

COSTS

The ingoing tenant will be responsible for a contribution to the landlord's costs in respect of preparation of the lease documentation, in the sum of £250 plus VAT.

VALUE ADDED TAX

VAT is payable on the rent, which will be charged at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D 100. 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 C1674