

# INVESTMENT PROPERTY FOR SALE

**BARRY  
CRUX**  COMPANY

CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS



## RETAIL UNITS & APARTMENT MARKET PLACE, EASINGWOLD, YORK, YO61 3AA

SUPERBLY SITUATED IN THE HEART OF EASINGWOLD TOWN CENTRE

COMPRISES THREE SHOPS PRODUCING A TOTAL INCOME OF £35,205.15 PER ANNUM

VACANT REFURBISHED TWO BEDROOM APARTMENT AND ROOF TERRACE TO THE FIRST FLOOR

TWO GARAGES TO THE REAR

## FOR SALE - £725,000

FREEHOLD, SUBJECT TO THE SHOP LEASES AND VACANT POSSESSION OF THE APARTMENT

*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

The property comprises a Post Office, retail shop and hair salon to the ground floor, with a spacious refurbished apartment to the first floor. To the rear of the property is a small yard area and two single garages.

## LOCATION

The property is located in the market town of Easingwold which lies to the east of the A19 road and around 10 miles north of York. It is a popular town with a range of retail business, restaurants and pubs primarily focused around the Market Place.

## ACCOMMODATION

The three commercial elements are all accessed via a shared entrance off Market Place. The apartment has a separate private entrance. The property provides the following accommodation:

### Description

Post Office	Sales Area: 6.21m x 6.62m Sorting Office: 6.09m x 6.08m Rear Hall, Store, Kitchen, WC and first floor Office Area
Retail Shop	4.06m x 8.84m overall
Hair Salon	5.53m x 6.45m overall
Apartment	Provides around 88.21 sq.m. (950 sq.ft.) and comprises an open plan Kitchen and Living Area, two double Bedrooms, two Shower Rooms and a south facing Roof Terrace

## SERVICES

We understand that all mains services are connected to the property.

## LOCAL AUTHORITY

Hambleton District Council

## RATING

Post Office: £13,750  
Retail Shop: £9,500  
Hair Salon: £5,200  
Apartment: Council Tax Band C

## TENURE

The property is held freehold.

## TENANCIES

Post Office – subject to a 10 year lease from 27 January 2017 on an effective full repairing and insuring basis at a rent of £21,785.16 per annum, subject to a review in January 2023.

Retail Unit – subject to a 5 year lease from 1 January 2020 at a rent of £8,220 per annum on internal repairing terms.

Hair Salon – subject to a 5 year lease from 8 October 2018 at a rent of £5,200 per annum on internal repairing terms.

One of the garages is occupied by the Post Office at a rent of £700 per annum.

The apartment is currently vacant.

## COSTS

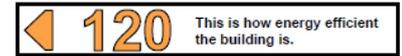
Each party is to bear their own legal costs in the matter.

## VALUE ADDED TAX

VAT may be chargeable on the sale price and, if so, this will be at the prevailing rate.

## ENERGY PERFORMANCE CERTIFICATE

### Post Office



### Apartment

An EPC is currently being prepared and will be available in due course.

## 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 C1967

24 July 2020