

# TO LET

**BARRY  
CRUX**  COMPANY

CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS



## FORMER BRIGANTES, 114-116 MICKLEGATE YORK, YO1 6JX

LONG ESTABLISHED LEISURE UNIT, FORMERLY TRADING AS BRIGANTES

SITUATED ON MICKLEGATE, AN INCREASINGLY POPULAR INDEPENDENT FOOD & DRINK DESTINATION

WITHIN CLOSE PROXIMITY TO YORK RAILWAY STATION, BAR WALLS AND NUMEROUS HOTELS

NET INTERNAL AREA CIRCA: 221.91 SQ.M (2,389 SQ.FT) OVER GROUND AND BASEMENT

## TO LET – RENT ON APPLICATION

*VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING 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 subject property provides a ground floor and basement leisure/licensed unit which has been operated as a "Brigantes" for the last 14 years or so.

The unit benefits from a wide double frontage, being formerly two separate units and provides an easily worked open plan trading area with bar servery. To the rear of the trading area are well fitted-out toilets, in addition to a commercial kitchen and food preparation area.

The unit also benefits from a basement cellar with beer drop from Micklegate.

## LOCATION

The property is located on Micklegate, which forms an important route into the city. The street has re-invented itself over recent years with the help of local traders and is now a popular destination for food and drink lovers, having a variety of high-quality food and drink establishments. The street also has a range of independent retailers, hairdressers/beauty salons and estate agents amongst others.

## ACCOMMODATION

We have measured the premises in accordance with the International Property Measurement Standards (2<sup>nd</sup> Edition), incorporating the RICS Code of Measuring Practice (6th edition). The unit provides the following net internal floor areas:

Description	Sq M	Sq Ft
<b>GROUND FLOOR</b>		
Trading Area	153.42	1,651
Food Preparation	22.10	238
Stores	5.21	56
Customer Toilets	-	-
<b>BASEMENT</b>		
Beer Cellar	41.18	443

## SERVICES

We understand that mains gas, water, electricity and drainage are connected to the property.

## LOCAL AUTHORITY

City of York Council.

## RATEABLE VALUE

Rateable Value: £58,000

## TERMS

The property is available to let by way of an effective full repairing and insuring lease for a minimum term of ten years at a rent to be agreed. The tenant will be required to pay the rent quarterly in advance and pay a deposit equivalent to three months rent to the landlord.

## PREMISES LICENCE

There is currently a premises licence in place which permits the sale of alcohol for consumption on and off the premises between the hours of 10:00 and 00:00, 7 days a week. Seriously interested parties should make their own enquiries with the local licencing department.

## COSTS

Each party to be responsible for their own legal fees.

## 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 TBC. A full copy of the EPC will be available upon request.

## VIEWING

Strictly by appointment with the sole letting agents.

## AGENTS NOTE

There are an additional two upper floors at 114/116 Micklegate, which could be leased in addition to the ground floor unit, for letting bedrooms or the like, subject to the necessary consents. Proposals in this regard would be welcomed. See separate listing C1952B

### 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.