

BUSINESS FOR SALE

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



PANDORA GIFTS & SOUVENIRS 74 LOW PETERGATE, YORK, YO1 7HZ

FANTASTIC OPPORTUNITY TO PURCHASE AN EASILY MANAGED BUSINESS

LOCATED IN THE HEART OF YORK CITY CENTRE CLOSE TO MANY ATTRACTIONS

WELL STOCKED PREMISES WITH TWO MAIN SALES AREAS

FOR SALE DUE TO RETIREMENT

FOR SALE - £35,000

LEASE, BUSINESS GOODWILL, FIXTURES AND FITINGS. STOCK IN ADDITION

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

Pandora Gifts & Souvenirs has been established for many years providing a wide variety of products which appeal to both the tourist market and shoppers. The business can be easily managed from compact premises with a good display frontage.

LOCATION

The property is located in York City Centre, on Low Petergate, which has high levels of footfall all year round. The street has a good mix of local and national retailers and restaurants, with occupiers including Mint Velvet, Reiss, Jojo Maman Bebe, York Fine Arts, Bella Italia and Wildwood.

ACCOMMODATION

We have measured the premises in accordance with the RICS Property Measurement Standards (1st edition). The unit provides the following net internal floor areas:

Description	
Front Sales Area	18.30 sq.m. (197 sq.ft.)
Rear Sales Area	17.09 sq.m. (184 sq.ft.)
Office/Kitchen	2.88 sq.m. (31 sq.ft.)
Toilet Facility	
Basement	24.15 sq.m. (260 sq.ft.)

SERVICES

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

LOCAL AUTHORITY

City of York Council.

RATING

Rateable Value: £19,750

Rates Payable 2020/21: £9,855.25 (may be subject to rates relief).

LEASE TERMS

The property is subject to a five year lease at a current rent of £23,500 per annum. However, a new lease is available on terms to be negotiated.

TRADE & BUSINESS

The business is operated by one proprietor, assisted by part-time members of staff working flexible hours. The shop opens seven days a week and offers a range of gifts and souvenirs.

Financial information will be made available to seriously interested parties following a formal inspection of the property.

COSTS

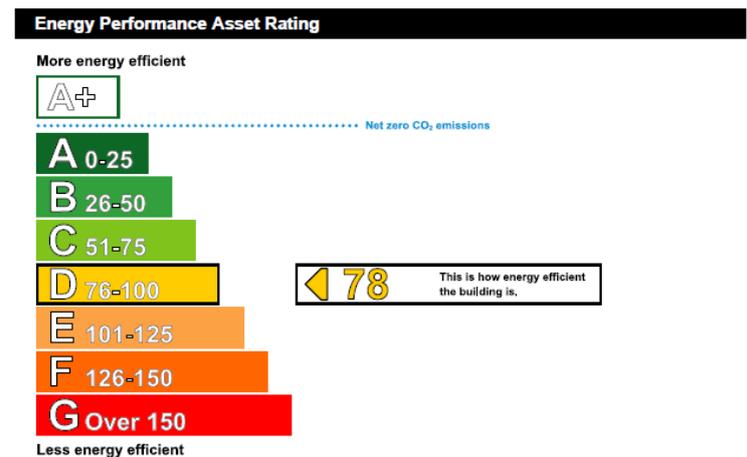
Each party is to be responsible for their own legal costs, however the purchaser will be required to meet the landlord's proper legal and administration costs in connection with the new lease. If the purchaser withdraws from the transaction, it would be expected that they would cover both the landlord and vendor's legal costs, up to that point.

VALUE ADDED TAX

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

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D78. 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.