TO LET

BARRY CRUX & COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS

31-33 BLOSSOM STREET

YORK YO24 1AQ

BUSY MAJOR ROAD INTO AND OUT OF YORK CITY CENTRE, CLOSE TO MICKLEGATE BAR

GOOD FOOTFALL LEVELS

VARIOUS BUSINESS COMMERCIAL AND EDUCATIONAL CONCERNS CLOSE BY

LARGE RESIDENT POPULATION IN IMMEDIATE VICINITY

SUITABLE FOR VARIOUS PURPOSES

INCLUDING RETAIL SHOP, SANDWICH SHOP, HAIRDRESSERS, SMALL SATELLITE OFFICE OR SIMILAR

TO LET - £5,500 PER ANNUM EXCLUSIVE

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.

DIRECTIONS

From York City Centre head along Micklegate, through Micklegate Bar, crossing the road onto Blossom Street, and the property is 100 yards or so on the left.

Entering the City by way of the Mount and Blossom Street, the property can be found on the right hand side, about 100 yards or so from Micklegate Bar.

DESCRIPTION

The property comprises the Ground Floor of a building having flats on the upper floors. There are two bay window style displays to the front, and a recessed entrance door.

The property comprises 2 inter connected rooms.

ACCOMMODATION

The premises extend to around 223 sq. ft. net internal area. The Store to the rear is around 45 sq. ft. net internal area.

Description	
RIGHT HAND SALES/OFFICE AREA	4.03m overall x 2.8m; Ceiling cornice; Carpeted floor; Recessed front entrance door being half glazed and bay window style display; Opening to:
LEFT HAND SALES/OFFICE	4.96m overall depth x 2.9m wide; Having wash hand basin to one corner; Cupboard to recessed area; Ceiling cornice; Carpeted; Bay window style display window;
STORE	2.63m x 1.6m; Having w.c. and wash hand basin; Wall shelving;

SERVICES

Mains Electricity and Water to Sales Area/Office; Mains Electricity, Water and Drainage to Store;

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

£5,600

The property should benefit from 100% small business rates relief, upon application to the Council.

TERMS

The property is available by way of a new internal repairing and insuring lease for a minimum term of 3 years. A longer term may be granted, by agreement. The rent is £5,500 per annum, exclusive.

The tenant may be required to provide a rent deposit equivalent to at least three months rent, plus a full quarters rent payable upon completion of the lease.

It should be noted that there is provision for an emergency escape route from the rear of the right hand sales/office area, from an inner hall which serves the flats on the upper floors. This emergency escape route would provide for a means of escape only from that rear hallway and through the front door of the property.

It should also be noted that there are electricity meters installed in the right hand sales/office area, to which access will be required from time to time to take meter readings for the flats.

Water is connected to the left hand Sales/Office Area to a washbasin, and additionally to the rear Store. There will be no charges levied for such consumption, unless the anticipated use of water is to be greater than might normally be expected. If this is the case then the Landlord will install a water meter, and charge the cost of water consumption in accordance with that.

COSTS

The Tenant will be required to meet a contribution of a maximum of £1,000 plus VAT towards the Landlord's proper legal costs in connection with the preparation and completion of a lease.

PLANNING

The property was previously used as a sandwich shop and latterly as an office. The property now falls within Use Class E of the Use Classes Order so may be used for any retail purpose including sandwich shop, hairdressers, financial services, office and similar.

VALUE ADDED TAX

The property is not elected for VAT and this will not therefore be payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy performance asset ratings:

31 Blossom Street – D56

33 Blossom Street – D61

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 C2000 **24 February 2021**