

TO LET

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



31 NORTH MOOR ROAD HUNTINGTON, YORK, YO32 9QN

EXCELLENT RETAIL UNIT SUITABLE FOR A WIDE VARIETY OF OCCUPIERS

GOOD SIZE RETAILING AREA WITH AMPLE STORAGE AND PARKING

LOCATED IN A BUSY SUBURBAN LOCATION WITH HIGH LEVELS OF PASSING TRAFFIC

APPROXIMATE NET INTERNAL AREA: 128.95 SQ.M (1,388 SQ.FT)

TO LET - £18,000 PER ANNUM EXCLUSIVE

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS

20 CASTLEGATE, YORK, YO1 9RP

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Regulated by **RICS**

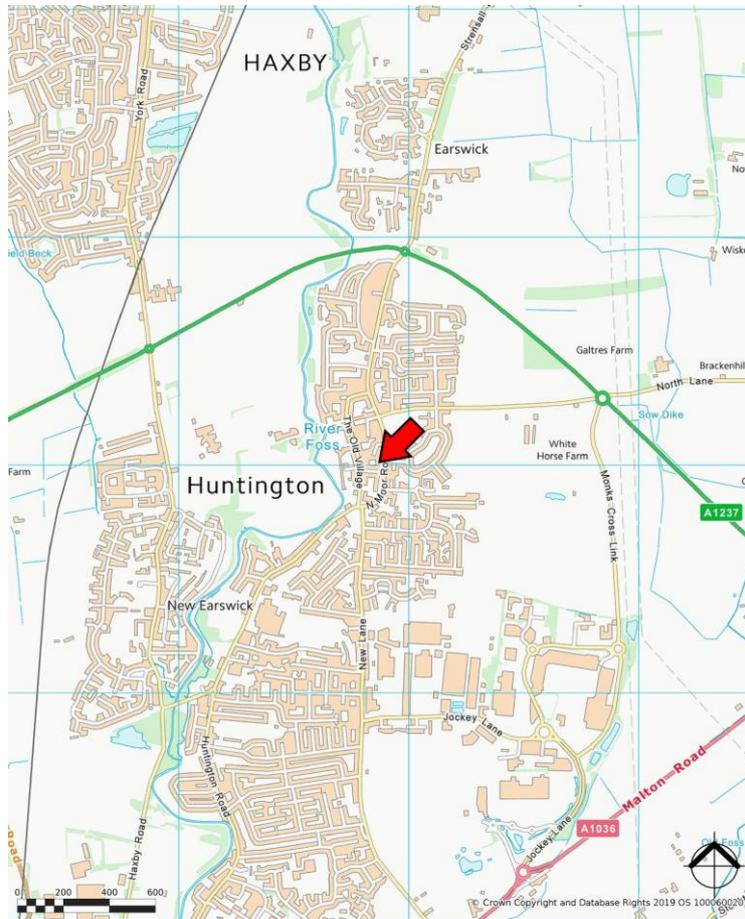
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Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

LOCATION

The property is situated in the village of Huntington, a suburb of York which is located around three miles north of the City Centre and within half a mile of the A1237 Outer Ring Road. North Moor Road forms one of the main routes through the village and comprises a mix of residential and commercial occupiers, including the Doctors Surgery, Huntington Primary School, Huntington Village Stores and Huntington Sports & Social Club.



Inner Office	2.87m x 3.33m
Boiler Room	1.66m x 1.65m
Rear Store	4.96m x 2.88m
Side Store	3.92m x 6.45m

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: £13,000

TERMS

The property is available to let by way of an effective full repairing and insuring lease for a minimum term of three years at a rent of £18,000 per annum. The tenant will be required to pay the rent quarterly in advance and pay a deposit equivalent to three months' rent to the landlord.

COSTS

Each party to be responsible for their own legal fees.

VALUE ADDED TAX

TBC

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of X 123. A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the sole letting agents.

ACCOMMODATION

Description

Front Retail	5.19m x 6.64m
Rear Retail	6.42m x 4.38m
Kitchenette	1.22m x 2.07m
Toilet	-
Inner Hall/Store	1.66m x 6.45m

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 C2008

19 April 2021