

FOR SALE

INVESTMENT PROPERTY

**BARRY
CRUX**  **COMPANY**
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS



1 HIGH STREET, SNAITH, DN14 9HF

A GREAT OPPORTUNITY TO PURCHASE AN INVESTMENT PROPERTY IN A LOVELY MARKET TOWN

LET BY WAY OF A LEASE UNTIL 2030 AT A RENT OF £33,600 PER ANNUM

PROPERTY INCLUDES A GROUND FLOOR SHOP, FISH & CHIP TAKEAWAY, BISTRO, SPACIOUS LIVING ACCOMMODATION AND REAR GARDEN

FOR SALE – OFFERS OVER £400,000
FOR THE FREEHOLD INTEREST SUBJECT TO THE LEASE

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

1 High Street, Snaith comprises a mixed use commercial and residential two storey period property located in the pretty market town of Snaith in East Yorkshire. It provides an excellent opportunity to purchase an investment with a good income stream.

LOCATION

The property is located in Snaith, an historic market town situated close to the M62 motorway and situated around 7 miles south of Selby and a similar distance west of Goole.



PROPERTY DETAILS

The property is positioned in the centre of Snaith, on High Street, within the main commercial area of the town. The property comprises the following accommodation:

Description	
Ground Floor	Commercial Accommodation
Fishmongers Shop	4.43m x 4.55m overall; with access via a central hallway with separate door into the shop.
Fish & Chip Shop	4.40m x 4.98m overall; separate entrance from the street and having a frying range, serving area and door to:
Preparation Area	1.51m x 9.95m overall. Internal opening to:
Bistro	2.86m maximum x 9.85m plus 4.15m x 3.06m overall; accessed externally from the central hallway, bar servery, door onto garden and door to:
Kitchen	1.52m x 5.20m.
Ground Floor	Residential Accommodation
Access	Side entrance door via passage from the street into:
Entrance Hall	Stairs to First Floor and open to:
Kitchen Diner	4.22m x 8.27m; fitted kitchen with a range of modern units around a central island, living/ dining area with radiator and oil burning stove. Double doors onto rear patio and garden.
First Floor	
Landing	With linen cupboard, radiator and doors off to:

Sitting Room	6.10m maximum x 4.71m; with sash windows to the front, radiator and exposed beams.
Bedroom One	4.68m x 4.71m overall; with sash window to the front elevation, separate wardrobe/dressing area and En-Suite with corner shower, WC and wash hand basin.
Bedroom Two	4.30m x 2.73m maximum, roof light, exposed beams and radiator.
Inner Lobby	Opening to Laundry and door to:
Bathroom	Panelled bath, WC, wash hand basin in vanity unit, heated towel rail, roof light and window.
Laundry Room	2.56m x 4.50m; laminate work surface and built in units to three sides, radiator, roof light and sink unit.

Externally, the property has an enclosed rear garden with a paved patio area and steps leading up to a raised lawned rear garden with a pond, gravelled area and paved bin storage area. Adjacent to the patio is a small store and a toilet facility.

SERVICES

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

LOCAL AUTHORITY

East Riding of Yorkshire Council.

RATING

Rateable Value: £2,600

Council Tax: Band B

TENURE

The property asset is understood to be freehold.

LEASE

The property is let to an individual for a term expiring on 2 September 2030 at a current rent of £33,600 per annum, subject to an upwards only rent review after five years. The lease is of a full repairing and insuring nature, with a mutual break clause to end the term on or after 2 September 2025 with a minimum of six months notice. The lease is excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY 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.