

TO LET

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



3 ST SAMPSONS SQUARE YORK, YO1 8RL

RETAIL UNIT (USE CLASS E) IN THE HEART OF YORK CITY CENTRE WITH EXCELLENT FOOTFALL

FRONTING ONTO ONE OF YORK'S BUSIEST PUBLIC SPACES

FORMS PART OF THE CORE RETAILING STREETS

NET INTERNAL AREA CIRCA 288.33 SQ.M (3,104 SQ.FT)

TO LET - RENT ON APPLICATION

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS

20 CASTLEGATE, YORK, YO1 9RP

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Regulated by **RICS**

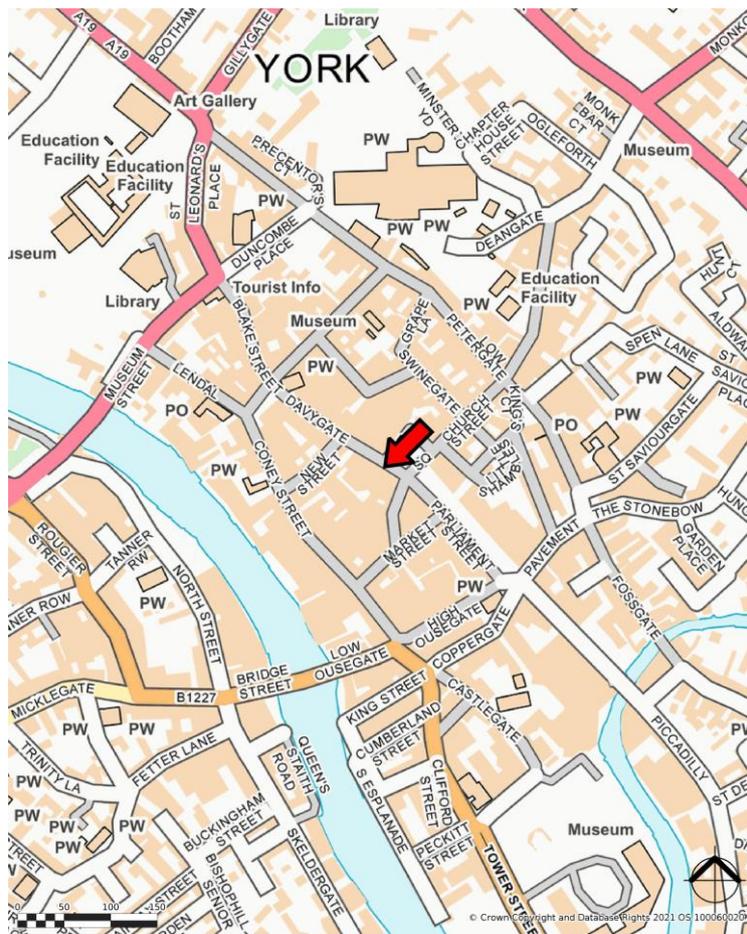
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Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

LOCATION

St Sampson's Square is one of the most vibrant and popular areas within the city centre being an important link between Parliament Street and Davygate. The square hosts a variety of markets and entertainment throughout the year, whilst providing outdoor seating areas for some local catering businesses during the summer months.



SERVICES

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

LOCAL AUTHORITY

City of York Council

RATEABLE VALUE

£113,000

TERMS

The property is offered by way of a new full repairing and insuring lease on terms to be agreed.

COSTS

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

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 rating of G 221. A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the sole letting agents.



ACCOMMODATION

We have measured the premises in accordance with the RICS Property Measurement Standards (2nd edition). The unit provides the following net internal floor areas:

Total Net Internal Area:	288.33 sq.m	3,104 sq.ft
Ground Floor:	128.09 sq.m	1,379 sq.ft
First Floor:	79.79 sq.m	859 sq.ft
Second Floor:	80.45 sq.m	866 sq.ft

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.