

GROUND FLOOR SHOP TO LET

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



34 SHAMBLES YORK YO1 7LX

LOCATED ON SHAMBLES, A HISTORIC AND POPULAR RETAILING STREET

PROVIDES A GROUND FLOOR RETAIL UNIT WITH BASEMENT STORAGE

TOTAL FLOOR AREA OF 38.42 SQ.M. (414 SQ.FT.)

SUITABLE FOR A VARIETY OF RETAIL USES

TO LET - £24,000 PER ANNUM

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.

DESCRIPTION

34 Shambles is a traditional retail unit providing an open plan sales area to the ground floor, with storage facilities to the basement. The property has a good display window to Shambles, with a small return frontage to one side.

LOCATION

Shambles is one of the most popular streets in the heart of the City of York, drawing in high levels of footfall all year round due to its charm and character. The street encompasses a variety of independent retailers.



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

Ground Floor Sales	20.97 sq.m. (226 sq.ft.)
Ground Floor Store	2.17 sq.m. (23 sq.ft.)
Basement Store	15.28 sq.m. (164 sq.ft.)
Basement Toilet	

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 C2031

04 November 2021

SERVICES

Mains water, electricity and drainage are understood to be connected to the property.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

£19,500

TERMS

The property is offered by way of a new effectively full repairing and insuring lease for a minimum term of five years.

The tenant may be required to provide a rent deposit to the landlord equivalent to a minimum of three months rent and provide a business plan, references and financial information.

COSTS

The ingoing tenant will be responsible for the landlord's proper legal costs in respect of preparation of the lease documentation, whether or not the transaction proceeds to completion.

VALUE ADDED TAX

VAT may be chargeable on the rent.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available upon request.

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VIEWING

Strictly by appointment with the sole letting agents.