

TO LET

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



3 COFFEE YARD YORK, YO1 8AR

POPULAR CITY CENTRE CAFE/RESTAURANT AND DRINKING ESTABLISHMENT
LOCATED ON A QUAIN "SNICKLEWAY" CONNECTING STONEGATE & GRAPE LANE
QUIRKY AND CHARACTERFUL PREMISES OVER THREE FLOORS PLUS BASEMENT
EXTREMELY WELL-APPOINTED PROPERTY WITH FULLY FITTED-OUT OPEN KITCHEN

TO LET - £35,000 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.

LOCATION

The property is situated in Coffee Yard which forms a "snickleway" between Stonegate and Grape Lane. Coffee Yard is in fact an open yard area leading off this "snickleway". This yard area serves only the subject premises, Sewcialising and the adjoining Barley Hall. The Stonegate/Grape Lane/Swinegate area is a particularly vibrant area of the city centre being popular with licensed outlets, restaurants and cafes.

ACCOMMODATION

Description	
Basement	
Trading Area	6.47m (max) x 3.83m (max)
Beer Store	1.91m x 1.95m.
Ground Floor	
Bar Area	3.95m x 6.33m
Accessible WC	
First Floor	
Wash up	2.33m x 1.59m.
Restaurant	5.41m x 4.30m
Kitchen	2.37m x 4.22m.
Second Floor	
Ladies WC	
Gents WC	
Office	1.66m (max) x 2.49m (max).

SERVICES

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

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

Rateable Value: £11,750

FIXTURES AND FITTINGS

The ingoing tenant is to purchase the trade related fixtures and fittings on a sold as seen basis, at a fixed sum of £30,000.

TERMS

The property is offered on a new full repairing and insuring lease at an initial rent of £35,000 per annum, on a minimum term of 10 years, subject to upwards only rent reviews on every 3rd anniversary of the term.

PREMISES LICENCE

The outlet operates with the benefit of a Premises Licence which permits the supply of alcohol for consumption on and off the premises, 7 days per week between the hours of 10am and 2.30am the following day. Late night refreshment is permitted indoors and outdoors daily from 11pm to 2.30am the following day.

Seriously interested parties should make their own enquiries directly of the Local Authority Licensing Department.

COSTS

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

VALUE ADDED TAX

Value added tax may be chargeable on the rent and if appropriate this will be at the prevailing rate.

VIEWING

Strictly by appointment with the sole letting agents.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance rating of X XX. A full copy of the Energy Performance Certificate is available from the Agents upon request.

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.