

TO LET

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



BUILDING D, THE COACH STATION HULL ROAD, HEMINGBROUGH, SELBY, YO8 6QG

FLEXIBLE BUILDING OF 165.57 SQ.M. (1,782 SQ.FT.)

PROVIDES SALES AREA, OFFICE, STORE, KITCHEN AND TOILETS

EXCELLENT ACCESS OFF THE MAIN A63 HULL ROAD THROUGH THE VILLAGE

LOCATED WITHIN 7 MILES OF THE M62 MOTORWAY AND 4.5 MILES FROM SELBY

TO LET - £20,000 PER ANNUM

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS

20 CASTLEGATE, YORK, YO1 9RP

TEL: 01904 659990

FAX: 01904 612910

Regulated by **RICS**

E-MAIL: ADMIN@BARRYCRUX.CO.UK

WEB: WWW.BARRYCRUX.CO.UK

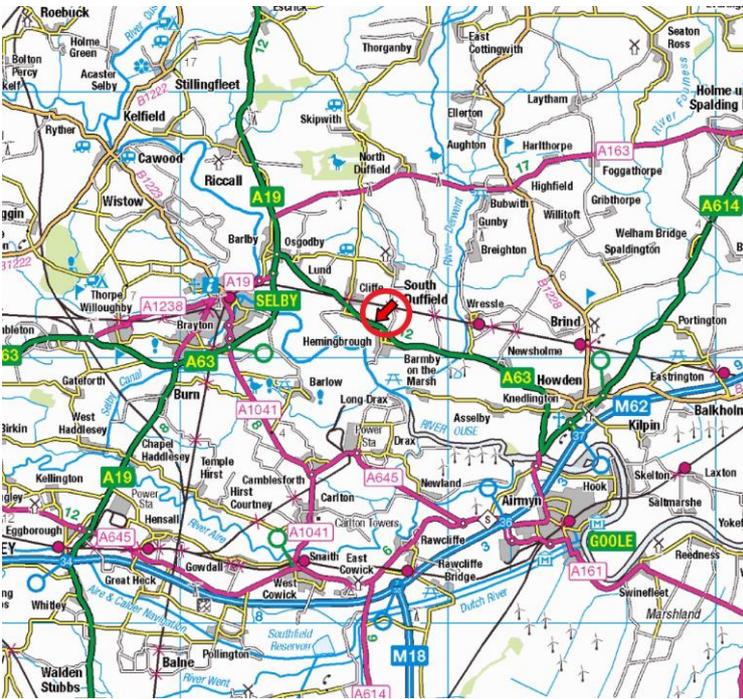
Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

DESCRIPTION

Building D comprises a retail and storage property situated within a larger site of office and warehouse buildings. It provides flexible accommodation suitable for a variety of uses such as retail, office and light industrial.

LOCATION

The property is located on the A63 Hull Road which runs through the village of Hemingbrough.



ACCOMMODATION

We have measured the premises in accordance with the RICS Property Measurement Standards (1st edition). The unit provides a gross internal area (excluding the toilets) of 165.57 sq.m. (1,782 sq.ft.).

Description	
Sales Area	9.44m x 8.81m; with display windows to two sides, double entrance doors and open plan layout.
Office	3.70m x 2.85m
Store	8.43m x 8.81m; with loading doors to the side elevation
Kitchen	3.00m x 2.30m
Toilets	Two WC's and two wash hand basins

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 C....

SERVICES

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

LOCAL AUTHORITY

Selby District Council.

RATEABLE VALUE

The property will be assessed for rating purposes in due course.

TERMS

The property is available by way of a new lease for a term to be agreed at a rent of £20,000 per annum on a full repairing and insuring basis. There will be a service charge contribution for the maintenance of the common yard, access, security and lighting.

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 at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available in due course.

VIEWING

Strictly by appointment with the sole letting agents.

OTHER PROPERTY

A light industrial building of 213.54 sq.m. (2,299 sq.ft.) located opposite the property is available at a rent of £13,000 per annum. Further details available.