WUNDERPLAY
39 STONEGATE, YORK

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

LOVELY ECO-FRIENDLY BUSINESS SPECIALISING IN SUSTAINABLE CHILRENS TOYS AND GAMES

LOCATED IN THE HEART OF YORK CITY CENTRE, ON THE HISTORIC LEADING SHOPPING STREET

TRADING FROM EASILY MANAGED RETAIL UNIT WITH STORE ROOM

GREAT OPPORTUNITY TO EXPAND BOTH IN-STORE AND ONLINE SALES

FOR SALE - £45,000

NEW LEASE, BUSINESS GOODWILL, FIXTURES & FITTINGS. STOCK IN ADDITION

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS

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Regulated by RICS

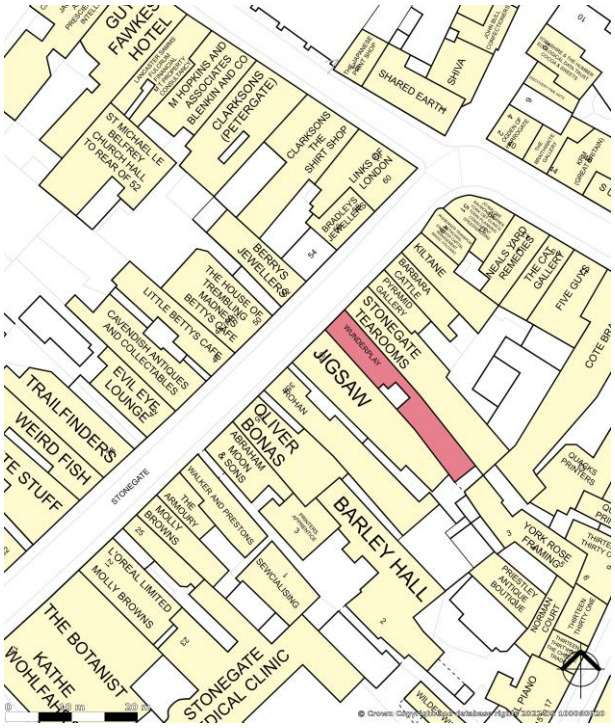
Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

DESCRIPTION

Wunderplay is an independent eco-friendly childrens toy shop providing a unique range of wooden toys and gifts from brands that sustainably source earth-friendly materials. The business trades from a well-stocked retail unit, with the additional benefit of an online store via a fully developed website.

LOCATION

The property lies on Stonegate which is considered to be the leading retailing street in York, with a wide range of national and 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	
Sales Area	13.60 sq.m. (146 sq.ft.)
Communal Hall	
Store	12.62 sq.m. (136 sq.ft.)
Kitchenette	1.72 sq.m. (19 sq.ft.)
Toilet Facility	

SERVICES

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

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

£16,000

LEASE TERMS

The business is offered with a new lease for a term to be agreed at a rent of £19,200 per annum.

TRADE & BUSINESS

The business is operated by three members of staff working a range of hours to cover the opening times of 10am to 4pm Monday to Friday and 10am to 5pm on Saturday and Sunday. Financial information will be made available to seriously interested parties following a formal inspection of the property.

COSTS

Each party is to be responsible for their own legal costs, however the purchaser will be required to meet the landlord's proper legal and administration costs in connection with the new lease. If the purchaser withdraws from the transaction, it would be expected that they would cover both the landlord and vendor's legal costs, up to that point.

VALUE ADDED TAX

VAT may be chargeable on the sale price and the rent and, if appropriate, this will be at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of 124 E. A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the sole selling agents.

Barry Crux & Company
01904 659990
admin@barrycrux.co.uk

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 C2055 **13 May 2022**