

**25 HALEYS TERRACE
YORK
YO31 8SB**

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS



REDEVELOPMENT/INVESTMENT OPPORTUNITY

FREEHOLD PROPERTY SITUATED IN A BUSY POSITION ONE MILE NORTH OF YORK CITY CENTRE

COMPRISES RETAIL SPACE, WORKSHOP, SHOWROOM AND FORMER FLAT

YARD SPACE/PARKING TO THE FRONT AND SIDE

POTENTIAL TO SUB-DIVIDE, CONVERT AND EXTEND THE SPACE TO PROVIDE LARGER COMMERCIAL AND RESIDENTIAL UNITS

FOR SALE: OFFERS IN THE REGION OF £375,000

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING 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

25 Haley's Terrace provides a great opportunity to redevelop and refurbish an existing commercial property. The building has most recently been used for the sale and servicing of motorcycles but could be used for a variety of purposes. The first floor of the property was previously used as a flat and could be adapted for this use again. There is also a yard to the side which may be suitable space for extending the existing property, subject to planning.

LOCATION

The property is located around a mile north of York City Centre, on Haleys Terrace at the junction with Huntington Road and Fossway. The area is a busy vehicular route which forms a main road to the City Centre and the surrounding suburbs.

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 Area	42.47 sq.m. (457 sq.ft.)
Workshop	18.39 sq.m. (198 sq.ft.)
Showroom	50.90 sq.m. (548 sq.ft.)
Garage	8.29 sq.m. (89 sq.ft.)
First Floor	
Stores	46.07 sq.m. (496 sq.ft.) GIA

SERVICES

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

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

£9,700

TERMS

The freehold interest is available to purchase with vacant possession.

PLANNING

Interested parties are to make their own enquiries in relation to any planning consent for development or change of use.

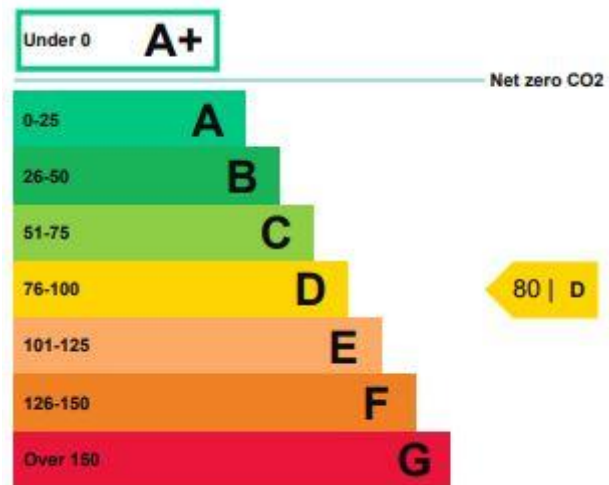
COSTS

Each party to bear their own legal costs in the matter.

VALUE ADDED TAX

VAT may be payable on the sale price.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

Strictly by appointment with the sole selling agents.

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 C2058

01 June 2022