

**11/12 MAIN STREET
HESLINGTON
YORK YO10 5EA**

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



FREEHOLD FORMER BANK PREMISES

TOTAL NET INTERNAL AREA 212.50 SQ.M. (2,287 SQ.FT.)

WONDERFULLY POSITIONED IN THE VILLAGE CENTRE OF HESLINGTON

SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)

FOR SALE – £500,000

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

The property comprises a two-storey former bank providing spacious accommodation with a frontage directly onto the village street. Internally, the space is set out on the ground floor to provide a sales area with additional office and ancillary space. To the first floor are individual offices plus toilet and kitchen facilities.

The property comprises the footprint of the building only and does not include the driveway to the right-hand side or grassed land to the rear.

LOCATION

The property is located in the attractive village of Heslington which lies approximately 1.5 miles southeast of York City Centre and a similar distance from the A64 dual carriageway which forms one of the main routes into York. The property is situated on Main Street, which is the heart of the village.

ACCOMMODATION

We have measured the premises in accordance with the RICS Property Measurement Standards and Code of Measuring Practice. The unit provides the following net internal floor areas:

Description	
Ground Floor	
Sales	79.69 sq.m. (858 sq.ft.)
Offices/ Ancillary	68.21 sq.m. (734 sq.ft.)
First Floor	
Offices/ Ancillary	64.60 sq.m. (695 sq.ft.)

SERVICES

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

LOCAL AUTHORITY

City of York Council

RATEABLE VALUE

£17,750 from 1 April 2023.

TENURE

The property is available to purchase on a freehold basis with vacant possession.

PLANNING

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

VALUE ADDED TAX

VAT may be chargeable at the prevailing rate.

COSTS

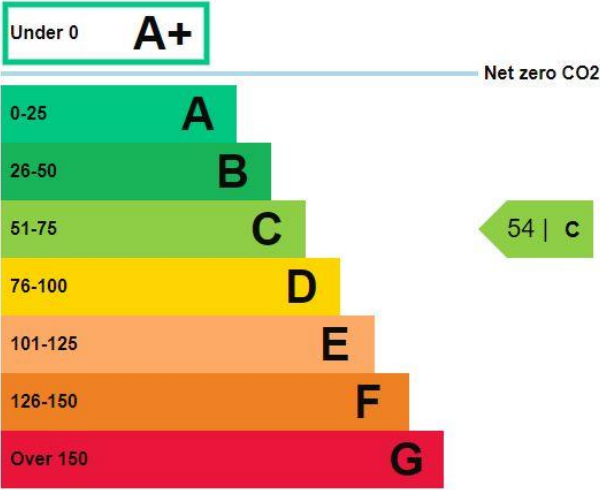
Each party to bear their own legal costs in the matter in respect of a sale of the freehold.

VIEWING

Strictly by appointment with the sole selling agents.

ENERGY PERFORMANCE CERTIFICATE

This property’s current energy rating is C.



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.