

FOR SALE

SHOP AND FLAT

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



6/6A CLARKES LANE, POCKLINGTON, YORK, YO42 2AW

INVESTMENT PROPERTY COMPRISES A GROUND AND FIRST FLOOR SHOP WITH A FLAT ON THE FIRST FLOOR

CURRENTLY FULLY LET AND PRODUCING AN INCOME OF £14,712 PER ANNUM

POTENTIAL FOR RENTAL GROWTH

LOCATED IN THE HEART OF THE BUSY AND ATTRACTIVE MARKET TOWN OF POCKLINGTON

FOR SALE – £250,000

FOR THE FREEHOLD SUBJECT TO THE LEASE AND TENANCY

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING 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.

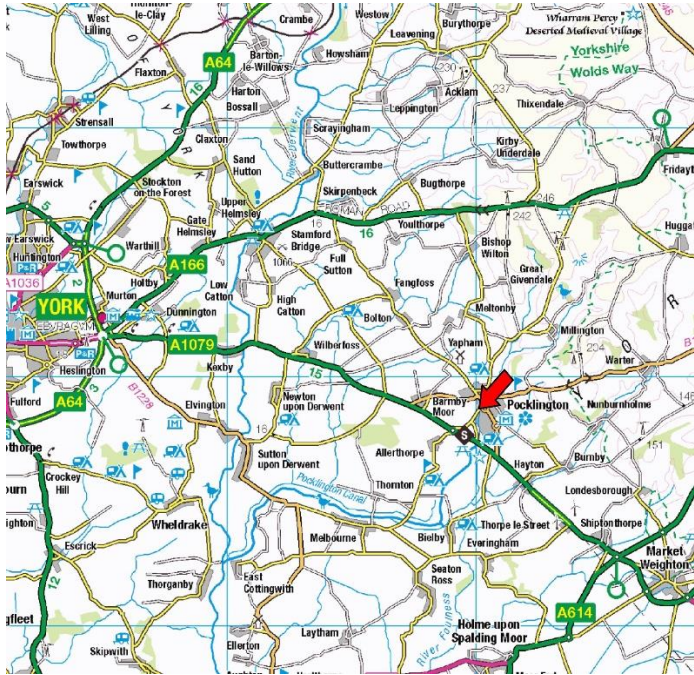
DESCRIPTION

The property comprises a two storey building providing a corner retail unit to the ground and first floors, with entrances off the main frontage and return. An entrance off the yard gives access to a spacious first floor flat.

The property is fully let by way of a lease on the shop and tenancy agreement on the flat.

LOCATION

The property is located in the market town of Pocklington which lies approximately 11 miles east of York and is less than a mile from the A1079 road which connects Hull with York and also the A64 dual carriageway. Pocklington is an attractive town which has grown over recent years through development and is a popular location. The property lies in the heart of the town centre, just behind Market Place which is the main retail core.



SERVICES

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

LOCAL AUTHORITY

East Riding of Yorkshire Council.

RATING

Rateable Value (6 Clarkes Lane): £5,200 from 1 April 2023

Council Tax (6a Clarkes Lane): A

TENURE

The freehold interest, subject to the lease and tenancies, is available to purchase.

6 Clarkes Lane is let by way of a lease from September 2021 at a current rent of £726 per calendar month. The flat is let by way of assured shorthold tenancy agreements at a rent of £500 per calendar month.

VALUE ADDED TAX

VAT may be payable on the purchase price, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

EPC certificates have been commissioned and will be available in due course.

VIEWING

Strictly by appointment with the sole selling agents.

ACCOMMODATION

Description

6 Clarkes Lane Ground Floor Sales: 44.54 sq.m. (479 sq.ft.)
Ground Floor Ancillary: 12.45 sq.m. (134 sq.ft.)
First Floor Stores: 19.06 sq.m. (205 sq.ft.)

6a Clarkes Lane First Floor Flat: 83.79 sq.m. (902 sq.ft.)
Sitting Room, Kitchen, Two Bedrooms,
Bathroom

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 C2087

10 February 2023