

103 POPPLETON ROAD  
YORK  
YO26 4UN

**BARRY  
CRUX**  COMPANY

CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS



GROUND FLOOR RETAIL UNIT SUITABLE FOR A VARIETY OF USES

LOCATED ON A BUSY MAIN ROAD

THE ACCOMMODATION TOTALS A NET INTERNAL AREA OF 33.91 SQ.M. (365 SQ.FT.)

PROVIDES A SALES AREA WITH REAR STORE/KITCHEN AREA

**TO LET - £8,000 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

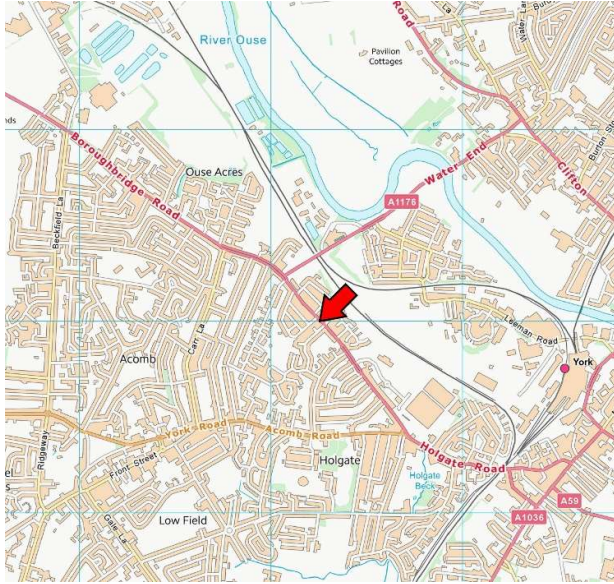
Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50  
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

## DESCRIPTION

103 Poppleton Road is a compact ground floor commercial unit which could suit a number of retail or office uses.

## LOCATION

The property is located on the A59 Poppleton Road, approximately one mile west of York City Centre and 1.5 miles from the A1237 York Outer Ring Road. The road is a busy route in and out of the City and also a densely populated residential area.



## ACCOMMODATION

The property has been measured on a net internal basis and provides the following:

Description	
Sales Area	24.83 sq. m (267 sq. ft.)
Store/Kitchen	9.08 sq.m. (98 sq.ft.)
Toilet Facility	

## SERVICES

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

## LOCAL AUTHORITY

City of York Council

## RATEABLE VALUE

£4,450 from 1 April 2023

## LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £8,000 per annum.

The tenant may be required to provide a rent deposit to the landlord equivalent to a minimum of three months rent. The tenant may also be asked to provide a business plan, credit report and references.

## COSTS

The incoming 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 and this will be 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.

### 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 C2090

28 March 2023