

FIRST FLOOR PREMISES TO LET

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



25 FRONT STREET, ACOMB, YORK, YO24 3BW

PROMINENT POSITION ON FRONT STREET CLOSE TO OTHER RETAILERS

IMMEDIATELY OPPOSITE MORRISONS' SUPERMARKET AND FREE CAR PARK

CURRENTLY USED AS A BEAUTY SALON – C580 SQ. FT.

COMPRISING THREE CONSULTING ROOMS, OFFICE/ KITCHENETTE, TOILET FACILITIES

SUITABLE FOR WIDE RANGE OF USES INCLUDING BEAUTY SALON, HAIRDRESSERS, HEALTH AND CLINICAL CONSULTANCY, RETAIL SHOP, OFFICES AND SIMILAR

**TO LET – NEW 5-YEAR LEASE EFFECTIVE FRI ON
TERMS TO BE AGREED**

RENT - £9,000 PER ANNUM, EXCLUSIVE

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.

DIRECTIONS

The property forms an extension to Acomb's main shopping area, Front Street, and is easily found, being immediately opposite Morrison's Supermarket.

DESCRIPTION

The first floor of a commercial building, having a hairdresser and a separate café to the ground floor. There is a communal front entrance lobby serving all three units. The property itself is set back slightly from the footpath with a short forecourt.

ACCOMMODATION

Description

GROUND FLOOR	Front Entrance Lobby: with doors leading into café and hairdressers, and to:
INNER HALL	This also leads to the rear of the property where there is an enclosed yard area and stores. Off this, hall stairs give access to:
FIRST FLOOR	Landing: off which access is gained to three consulting rooms, office/kitchenette and toilet facilities;
CONSULTING ROOM 1	4.58m x 3.87m; ceiling coving, boxed in fireplace, night storage heater, laminate floor.
OFFICE/KITCHENETTE	4.48m x 2.42m max, laminate worksurface, single drainer stainless steel sink.
CONSULTING ROOM 2	3.84m x 3.76m; ceiling cornice, laminate worksurface, stainless steel sink, boxed in fireplace, night storage heater, laminate floor.
STORE	1.03m x 1.57m
TOILET	2.98m x 1.36m plus recess, W.C., pedestal wash hand basin.
CONSULTING ROOM 3	2.99m x 3.73m overall; Georgian basket iron grate to corner fireplace, ceiling cornice, night storage heater, laminate floor.

SERVICES

The property benefits from mains water, electricity, and drainage.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

£6,200

Will benefit from Small Business Rates Relief.

PLANNING

A prospective tenant may need to obtain planning consent for a change of use from the existing beauty salon user, if this is to be different.

TENURE

The property is to be let by way of a new, effective full repairing and insuring lease. This is offered for a term of five years, or longer in multiples of the same, by agreement. The Landlord will be responsible for the maintenance and upkeep of the fabric of the building, together with external painting and decorating, and insurance of the property as a whole. The tenant will be required to reimburse the Landlord's expenditure incurred in respect of these items, including others, under the provisions of a service charge. This will be levied annually, and based upon the expenditure incurred, and allocated pro-rata depending upon the gross internal floor area of each of the three premises, as a percentage of the whole. The rent is to be £9,000 per annum, and subject to review at the end of every fifth year of the term.

COSTS

The incoming tenant will be required to make a contribution of £1,500 plus VAT towards the Landlord's costs incurred in preparing and agreeing the form of lease. The Tenant will be required to meet the Letting Agents fees and costs up to a maximum of £3,000 plus VAT.

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.