

INVESTMENT FOR SALE

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS



25A BOOTHAM, YORK, YO30 7BW

GROUND FLOOR CAFÉ BAR

LOCATED ON A BUSY ROUTE INTO YORK CITY CENTRE, CLOSE TO THE CITY WALLS

LET TO A PRIVATE INDIVIDUAL FOR A TERM EXPIRING IN SEPTEMBER 2029

CURRENT RENT OF £16,500 PER ANNUM WITH REVIEW IN SEPTEMBER 2024

**FOR SALE - £250,000 PLUS VAT
FOR THE FREEHOLD, SUBJECT TO THE LEASE**

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

25a Bootham provides an opportunity to purchase an investment property. It comprises a ground floor commercial unit currently operated as an independent café bar.

LOCATION

The property is located in the thriving historic City of York, an ever popular and busy centre which attracts visitors and shoppers all year round.

The property is situated on the A19 Bootham which is a busy vehicular and pedestrian route into York City Centre. It lies a short distance from the City Walls, the pedestrianised core and various visitor attractions.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice and the unit provides a net internal floor area of approximately 74.18 sq.m. (798 sq.ft.).

Description	
Café	Open plan area set with loose tables and chairs, feature fireplace, serving counter hatch to kitchen and opening to:-
Hallway	Providing access to:-
Kitchen	Providing cooking equipment, extraction, sink unit and work surfaces
Toilet	With WC and wash hand basin
Inner Store	Shelving
Utility Room/Store	With section of work surface, sink unit, and workbench

SERVICES

Mains electricity, water and drainage are connected.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

£13,750

LEASE TERMS

The property is let to a private individual for a term of 10 years from 17 September 2019 at a current rent of £16,500 per annum plus VAT, subject to review on 17 September 2024. The tenant is responsible for keeping the property in good repair and condition and the landlord is responsible for keeping the structural and external parts of the building in a reasonable state of repair.

TENURE

The property is held freehold.

COSTS

Each party will be responsible for their own legal costs.

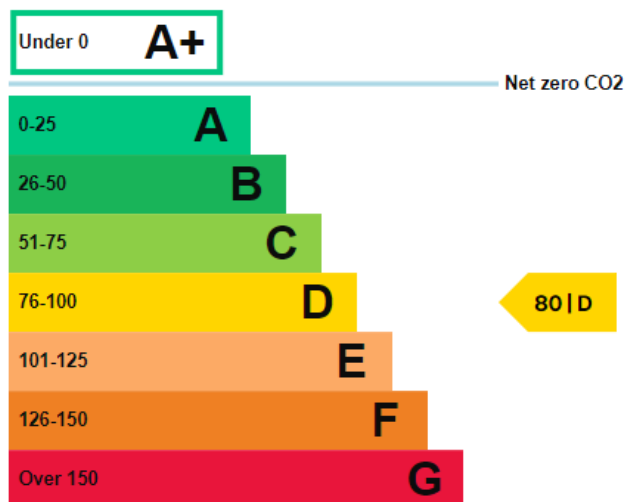
VALUE ADDED TAX

VAT is payable on the purchase price and rent.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available upon request.

This property's current energy rating is D.



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 C2099

05 May 2023