

# RETAIL UNIT TO LET

**BARRY  
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



## 17 MARKET PLACE, MALTON, YO17 7LP

SPACIOUS GROUND FLOOR RETAIL UNIT OF 137.87 SQ.M. (1,484 SQ.FT.)

SITUATED IN THE HEART OF THE VIBRANT MARKET TOWN OF MALTON

SUITABLE FOR A RANGE OF USES WITHIN CLASS E

## TO LET - £25,000 PER ANNUM

*VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING 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 spacious ground floor retail unit providing the opportunity for a variety of uses such as a coffee shop, restaurant or retail shop.

The shop fronts directly onto Market Place and has access from the kitchenette onto a communal yard area and rear passage out onto the street behind.

## LOCATION

The property is located in the heart of the popular market town of Malton which is known as Yorkshire's Food Capital. The town has a vibrant and eclectic mix of occupiers which draws many visitors and shoppers due to the wide offering of shops, cafes, restaurants and pubs.

The Market Place is the central hub of the town where much of the activity takes place.

## ACCOMMODATION

We have measured the premises on a net internal basis in accordance with the RICS Code of Measuring Practice. The unit provides the following:

<b>Description</b>	
Sales Area	108.26 sq.m. (1,165 sq.ft.) Double fronted with central entrance door and open plan space.
Store 1	17.34 sq.m. (187 sq.ft.)
Store 2	8.05 sq.m (87 sq.ft.)
Kitchenette	4.22 sq.m. (45 sq.ft.)
Toilet Facility	

## SERVICES

Mains electricity, water and drainage are understood to be connected to the property. There is no mains gas.

## LOCAL AUTHORITY

North Yorkshire Council.

## RATEABLE VALUE

£17,000

## LEASE TERMS

The property is available to let by way of a new full repairing and insuring lease for a minimum term of 10 years at a rent of £25,000 per annum plus VAT, payable quarterly in advance, with an upwards only rent review after 5 years. The lease will be contracted out of Sections 24-28 of the Landlord & Tenant Act and the tenant will be required to provide a minimum rent deposit of three months rent.

Applications are invited to be put forward including a business plan, references, credit report, profit and loss accounts (existing business owners) and any other relevant information.

## COSTS

Each party is to bear their own legal costs in the matter.

## VALUE ADDED TAX

VAT will be payable on the rent.

## 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 C2101

30 May 2023