

RETAIL UNIT TO LET

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



14 HIGH OUSEGATE YORK YO1 8RZ

RETAIL UNIT SUITABLE FOR A VARIETY OF USES

LOCATED IN THE HEART OF YORK CITY CENTRE ON A BUSY RETAILING STREET

PROVIDES ACCOMMODATION OVER FOUR FLOORS TALLING 286.98 SQ.M. (3,089 SQ.FT.)

TO LET - £65,000 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 retail unit with accommodation over four floors including an open plan ground floor retail space, further first floor sales and ancillary space to the remainder.

LOCATION

The property is located in the heart of York City Centre on a busy retailing street. The surrounding area includes occupiers such as Lakeland, Levi's, Barclays Bank, Nandos and Urban Outfitters.



ACCOMMODATION

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

Description	
Ground Floor Sales	113.07 sq.m. (1,217 sq.ft.)
First Floor Sales	49.48 sq.m. (533 sq.ft.)
First Floor Ancillary	16.68 sq.m. (180 sq.ft.)
Second Floor Ancillary	55.12 sq.m. (593 sq.ft.)
Third Floor Ancillary	52.63 sq.m. (567 sq.ft.)

SERVICES

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

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

£56,500
Rates Payable 2023/24: £28,928

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed at a rent of £65,000 per annum. Alternatively, the landlord would consider a letting of the ground floor only on a temporary basis.

The tenant will be required to pay the rent quarterly in advance and pay a deposit equivalent to a minimum of three months' rent to the landlord.

COSTS

Each party is to be responsible for their own legal costs.

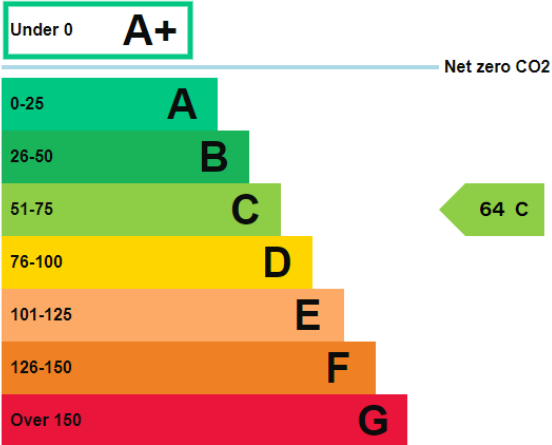
VALUE ADDED TAX

VAT may be payable on the rent, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of 64 C. A full copy of the EPC is available upon request.

This property's current energy rating is C.



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 C2106

08 August 2023