

SHOP TO LET



22 STONEGATE YORK, YO1 8AS

PROVIDING THREE FLOORS OF TRADING SPACE

SITUATED ON STONEGATE – A PRIME SHOPPING STREET WITH HIGH LEVELS OF FOOTFALL

WITHIN THE CORE RETAIL AREA OF THE CITY POPULAR WITH SHOPPERS AND TOURISTS

EXCELLENT OPPORTUNITY TO GAIN A PRIME RETAIL PRESENCE

TO LET: £22,500 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
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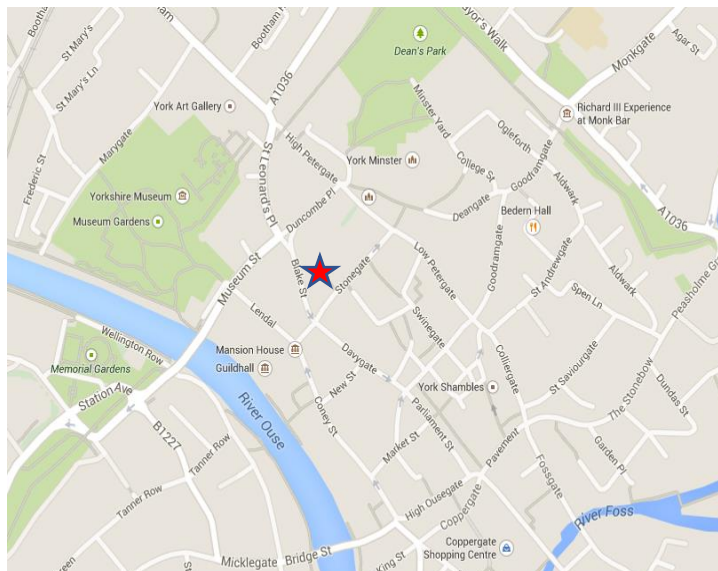
DESCRIPTION

22 Stonegate is a wonderful example of a good quality period building occupying a prime central position on a busy shopping street in the heart of York City Centre.

The shop provides accommodation over three floors, with the flexibility to combine retailing space with office areas.

LOCATION

The is located on the extremely busy street of Stonegate, in the heart of York City Centre. This area has been ever popular with tourists due to its historic nature and its close proximity to the York Minster. The street is also popular with local shoppers due to its good mix of occupiers, including The White Company, Loake, White Stuff, Hotel Chocolat and The Botanist.



ACCOMMODATION

We have measured the premises in accordance with the RICS Property Measurement Standards (1st edition). The unit provides the following net internal floor areas:

Description	
Ground Floor	Sales Area – 18.50 sq.m. (200 sq.ft.)
First Floor	Two Sales Areas – 25.59 sq.m. (276 sq.ft.) Staff Room and Toilet Facility
Second Floor	Sales/Store – 17.24 sq.m. (186 sq.ft.) Office – 8.99 sq.m. (97 sq.ft.)

SERVICES

Mains water, electricity and drainage are connected.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

£17,750

LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease at a rent of £22,500 per annum for a minimum term of 5 years.

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

COSTS

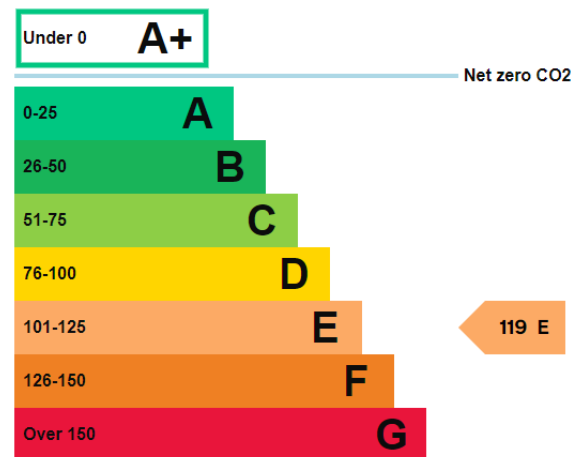
Each party is to be responsible for their own legal costs in the matter.

VALUE ADDED TAX

VAT may be chargeable on the rent.

ENERGY PERFORMANCE CERTIFICATE

This property's current energy rating is E.



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:

- 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;
- 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;
- 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;
- 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;
- 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:-
 - that he has relied solely on his own judgement and or that of his advisers;
 - 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;
 - 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.
- these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - to make no approach to the vendors or lessors or their staff in any way;
 - to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - 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.
- 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.
- 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.