

INVESTMENT FOR SALE

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



57/59 MONKGATE & 2 PENLEYS GROVE STREET, YORK

WONDERFUL INVESTMENT OPPORTUNITY LOCATED IN YORK

COMPRISES A RETAIL UNIT AND 5 APARTMENTS

FULLY LET WITH A CURRENT RENTAL INCOME OF £86,160 PER ANNUM

BEAUTIFULLY MAINTAINED GRADE II LISTED PROPERTY

FOR SALE - £1,500,000

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS

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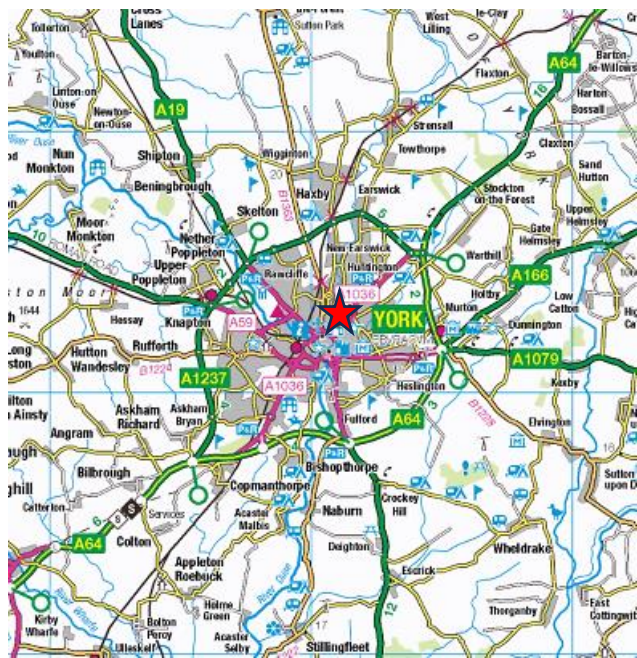
Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

DESCRIPTION

The property provides a substantial detached period building with accommodation over 5 floors. The ground and lower ground comprises a spacious retail unit with a lovely Oakleaf conservatory to the rear and a small car park. Off Monkgate there is a separate entrance providing access to three apartments each with kitchen, sitting room, bedroom and bathroom. Off Penley's Grove Street is a further entrance to two apartments, one of which provides a kitchen, sitting room, bedroom and bathroom and the other is over two floors, with kitchen, sitting room, two bedrooms, bathroom and shower room.

LOCATION

The subject property is located in York, on Monkgate which forms one of the main arterial routes into and out of the City Centre, the latter starting within three hundred yards or so at Monk Bar. Monkgate also forms part of the City's inner ring road system.



ACCOMMODATION

Description

59 Monkgate	Retail Unit 168.39 sq.m. (1,813 sq.ft.)
57a Monkgate	First Floor Apartment 47.08 sq.m. (507 sq.ft.)
57b Monkgate	Second Floor Apartment 47.53 sq.m. (512 sq.ft.)

57c Monkgate	Third Floor/Attic Apartment 28.60 sq.m. (308 sq.ft.)
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2a Penleys Grove Street	First Floor Apartment 47.11 sq.m. (507 sq.ft.)
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2b Penleys Grove Street	Second and Third Floor Apartment 82.62 sq.m. (889 sq.ft.)
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SERVICES

Mains electricity, water and drainage are connected to the building. The shop has a gas supply for central heating.

LOCAL AUTHORITY

City of York Council.

RATING

Shop - Rateable Value: £19,000
The apartments all have a Council Tax Band of A

TENURE & LEASES

The property is held freehold by way of 5 separate freehold titles.

The retail unit is let for a term of 10 years from 19 May 2022 with a tenant break clause after 5 years at a rent of £33,000 per annum subject to an upwards only rent review after 5 years.

The apartments are all let by way of assured shorthold tenancy agreements at rents totalling £53,160 per annum.

COSTS

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

VALUE ADDED TAX

VAT may be payable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy ratings:

59 Monkgate - D81
57a Monkgate - E46
57b Monkgate - E50
57c Monkgate - E44
2a Penleys Grove Street - E41
2b Penleys Grove Street - D67

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:

- 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.