

**77 MAIN STREET,
FULFORD,
YORK, YO10 4PN**

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS



MAIN ARTERIAL ROAD INTO YORK

WELL POPULATED AREA

OTHER NEARBY COMMERCIAL OCCUPIERS

COMPACT UNIT SUITABLE FOR MOST COMMERCIAL USES INCLUDING RETAIL AND OFFICE

579 SQ. FT. (53.8 SQ. M.) GROSS INTERNAL AREA

LARGE DISPLAY WINDOW AND RETURN FRONTAGE

OPEN PLAN INTERNAL FLOOR AREA

STAFF FACILITIES

TO LET: NEW LEASE

RENT - £10,000 PER ANNUM EXCLUSIVE

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS

20 CASTLEGATE, YORK, YO1 9RP

TEL: 01904 659990

FAX: 01904 612910

Regulated by **RICS**[®]

E-MAIL: ADMIN@BARRYCRUX.CO.UK

WEB: WWW.BARRYCRUX.CO.UK

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.

DIRECTIONS

Proceeding along Fulford Road from York the property is found on the left-hand side.

ACCOMMODATION

The property is currently under refurbishment and will be finished to a "shell" specification. Mains water, electricity, and drainage will be available to be connected. The tenant will fit out the premises to his own requirements.

Overall, the premises extend to 11.8m in depth by 4.4m maximum width.

This provides a gross internal floor area of 579 sq. ft. (53.8 sq. m.)

The unit will be available with a partitioned toilet facility having WC and wash-hand basin as well as a "kitchenette" area with sink unit and work surface.

The floor will be finished to a specification for a new tenant to provide his own floor covering. All plastering will be made good.

Pedestrian access will be available to the rear of the unit to a bin storage area, the position to be agreed with the Landlord. There will be no vehicular access into the site as a whole.

SERVICES

Mains water, electricity, and drainage are available.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

The previous Rating Assessment has been deleted. A new assessment will be made in due course when the property is re-occupied. It is very likely that the new Rateable Value will be lower than the Small Business Rates Relief threshold.

Therefore there would be no Business Rates to pay.

TENURE

The property is offered by way of a new full repairing and insuring lease. This is to be for a 10-year term at a rent of £10,000 per annum. This is to be paid monthly in advance.

The tenant will be responsible for all repairs to the premises to both internal and external areas, and meet the Landlord's cost of insuring the building. The tenant will be responsible for his own insurance in respect of contents, and the business activity.

A contribution of £1,000 plus VAT towards the Landlord's legal costs incurred in preparing and agreeing the lease.

There will be a complete bar against the premises being used for the sale or storage of any foodstuffs.

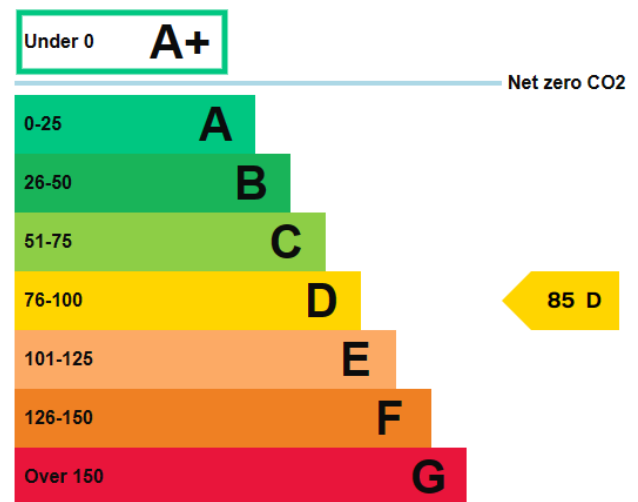
The granting of a lease will be subject to satisfactory references being provided as well as proof of financial resources for the Tenant's business.

VALUE ADDED TAX

VAT may be chargeable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

This property's energy rating is D.



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 C2115

08 March 2024