

FOR SALE

1 EAST PARADE &
21 MILL LANE, YORK

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



REDEVELOPMENT OPPORTUNITY IN THE POPULAR YORK SUBURB OF HEWORTH

LOCATED AROUND HALF A MILE FROM THE CITY CENTRE

COMPRISES A RETAIL UNIT, OFFICE, APARTMENT, GARAGE AND PARKING SPACE

PLANNING CONSENT IN PLACE FOR A SHOP AND FOUR APARTMENTS

PRICE: £475,000

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING 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 corner building at the junction of East Parade with Mill Lane. It currently provides a ground floor shop with a flat above, with offices and a garage to the rear, plus a parking space.

LOCATION

The property is located in the popular suburb of Heworth which lies around half a mile from York City Centre. The area comprises a stock of period housing plus modern apartments. The property also lies within 100 metres of Glen Gardens, a local park and play area.

There are also shopping facilities close by on East Parade, including a Post Office and a Co-op Convenience Store.

ACCOMMODATION

Description

Retail Unit 44.15 sq.m. (475 sq.ft.) NIA

Office 28.06 sq.m. (302 sq.ft.) NIA

Comprises two rooms and two bathrooms

Garage 45.85 sq.m. (494 sq.ft.) GIA

First Floor Flat 58.66 sq.m. (631 sq.ft.) GIA

SERVICES

All mains services are understood to be connected to the property.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUE

Shop: £7,700

Offices: £3,800

TENURE

The property is held freehold and subject to vacant possession.

PLANNING

The property has planning permission (application no. 21/02247/FUL) for redevelopment. This is for the retention of the ground floor shop and flat above and to demolish the remaining buildings to make way for three new flats. Further information is available at www.york.gov.uk.

VALUE ADDED TAX

VAT may be payable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

The commercial property has an Energy Rating of 63 C.

The first floor flat has an Energy Rating of 60 D.

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:

- (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.