

FOR SALE

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



NEWS & CO 22B STATION PARADE, HARROGATE, HG1 1UE

ESTABLISHED BUSINESS FOR SALE

SUITABLE FOR AN EXTENDED RANGE OF RETAIL USES

SALE DUE TO IMPENDING RETIREMENT

BUSY TOWN CENTRE LOCATION IN HARROGATE, CLOSE TO THE BUS AND RAILWAY STATIONS

CURRENTLY SELLING PAPERS, MAGAZINES, CONFECTIONERY, SOFT DRINKS, TOBACCO, ICE CREAM ETC.

POTENTIAL TO OBTAIN AN ALCOHOL LICENCE

OFFERS IN THE REGION OF £19,000

LEASE, BUSINESS GOODWILL, FIXTURES & FITTINGS PLUS STOCK AT VALUATION

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.

LOCATION

News & Co is located in Harrogate Town Centre, within the retail core and 200m from the railway station and 100m from the prime shopping area. The street has a good footfall and also benefits from on-street metered parking.



DESCRIPTION

News & Co is an established newsagents, operating from a ground floor retail unit with rear store/office and cellar. The property provides a modern inverter air-conditioned sales area with a good range of fixtures and fittings. There is an installed full EPOS system with back office computer and integrated credit and contactless card machine.

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	
Sales Area	24.77 sq.m. (267 sq.ft.)
Rear Store/Office	71.90 sq.m. (77 sq.ft.)
Cellar	9.52 sq.m. (102 sq.ft.)

SERVICES

We understand that the property has mains water, drainage and electricity connected.

LOCAL AUTHORITY

Harrogate Borough Council.

RATING

Rateable Value: £12,000

LEASE TERMS

The property is currently held by way of a six year lease from 2017 at a rent of £13,250 per annum.

TRADE & BUSINESS

The business is operated by two proprietors and trades from Monday to Saturday each week between the hours of 6.45am and 5.15pm. Closed all Bank Holidays. The business sells a range of Newspapers, Magazines, Tobacco, Drinks, Confectionery and Ice Cream.

Financial and Trading information will be produced and provided in due course to seriously interested parties following inspection.

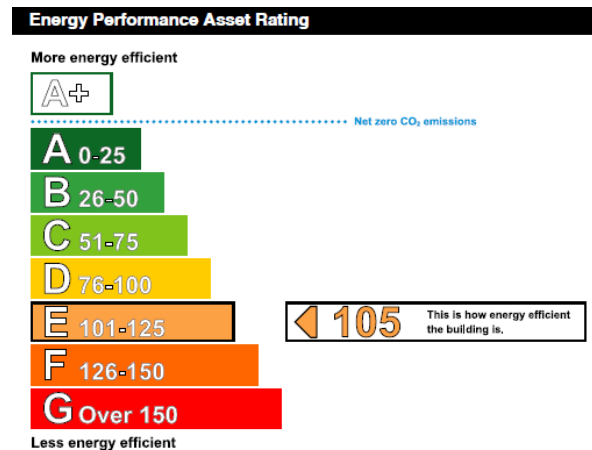
COSTS

Each party is to be responsible for their own legal costs. However, the purchaser will be required to meet the landlord's proper legal and administration costs in connection with the assignment of the lease or in relation to the surrender of the existing lease and grant of a new lease. If the purchaser withdraws from the transaction, it would be expected that they would cover both the landlord and vendor's legal costs, up to that point.

VALUE ADDED TAX

VAT may be chargeable on the sale price and rent and, if appropriate, this will be at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE



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.

REFERENCE C1706

12 February 2021