

TO LET

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



UNIT 1 MICKLEGATE, YORK, YO1 6JG

CITY CENTRE GROUND FLOOR RETAIL UNIT

PART OF A MIXED-USE DEVELOPMENT ANCHORED BY TRAVELODGE

SUITABLE FOR A RANGE OF USES SUCH AS RETAIL OR RESTAURANT

GROSS INTERNAL AREA APPROXIMATELY: 438.20 SQ M (4,716 SQ FT) + SHARED SERVICE YARD

TO LET - £70,000 PER ANNUM

VIEWING: STRICTLY BY APPOINTMENT WITH THE JOINT LETTING AGENTS

20 CASTLEGATE, YORK, YO1 9RP

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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 premises form part of the ground floor of a four-storey mixed use development anchored by Travelodge hotel. The premises have most recently been used for retail purposes but could be adapted to accommodate a restaurant or offices. The accommodation is generally open plan and there is access to the rear onto a shared service yard.

LOCATION

The premises are located in a prominent position at the junction of Micklegate and George Hudson Street, which forms part of a busy vehicular and pedestrian route into York City Centre. Micklegate is occupied by a mix of national and local retailers, including Sainsbury's Local, whilst George Hudson Street has become a popular destination over the years with restaurant operators.



ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th edition). The unit provides the following gross internal floor areas:

Description

Ground Floor	438.20 sq m (4,716 sq ft)*
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*Please note that the above areas have been calculated on an approximate gross internal basis and should be verified by the incoming tenant.
Existing Floor Plan

SERVICES

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

LOCAL AUTHORITY

City of York Council.

RATING

Rateable Value: £63,000

TERMS

The property is available by way of a new lease on effective full repairing and insuring terms for a minimum of five years at a rent of £70,000 per annum.

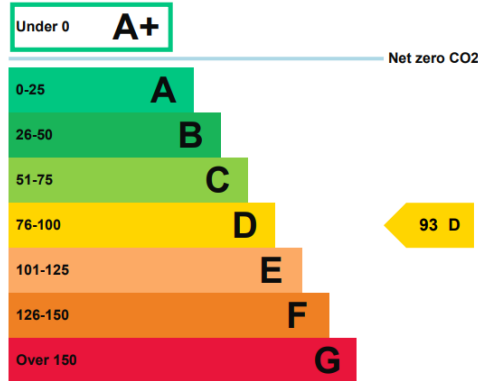
COSTS

The ingoing tenant may be required to contribute towards the landlord's legal and administration costs in preparation of the lease.

VALUE ADDED TAX

VAT may be chargeable on the rent payable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

Strictly by appointment with the joint letting agents.

Barry Crux & Company

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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.



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