

RETAIL UNIT TO LET

MARKET PLACE, EASINGWOLD,
YO61 3AA

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS



CENTRAL LOCATION IN THE POPULAR MARKET PLACE OF EASINGWOLD, A GROWING NORTH YORKSHIRE TOWN POPULAR WITH FAMILIES

THIS CHARMING PROPERTY OCCUPIES A PROMINENT POSITION WITH A WIDE FRONTAGE

FLEXIBLE SPACE SUITABLE FOR A VARIETY OF USES WITH SPACIOUS SALES AREA

PROVIDING A TOTAL NET INTERNAL AREA OF 142.14 SQ.M. (1,530 SQ.FT.) OVER TWO FLOORS

TO LET - £28,500 PER ANNUM

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE LETTING 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

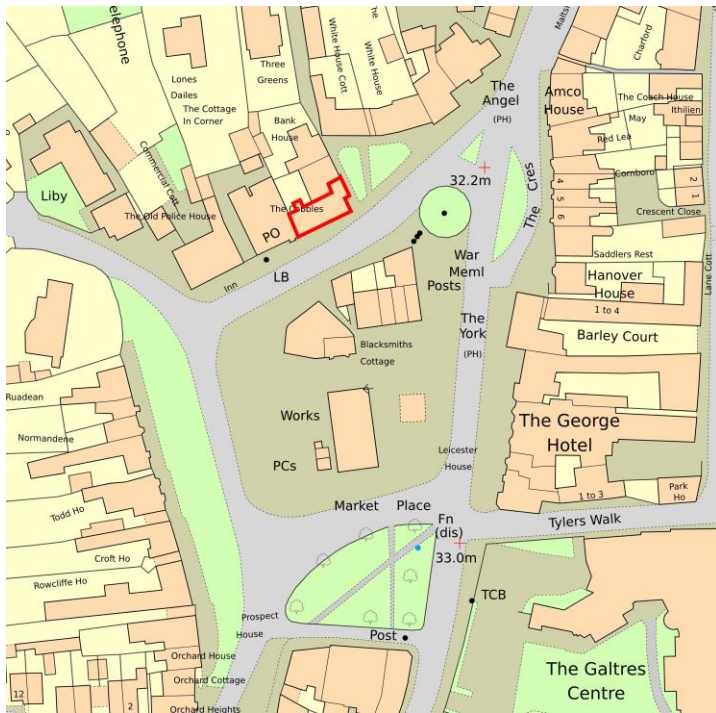
The property comprises a corner building with a sales area and toilet facilities to the ground floor and office/storage space to the first floor. It has most recently been used as a coffee shop but could suit a number of other business occupiers for retail, office or catering purposes. The premises may also work for a dentist/medical/private practice due to its flexible space.

The opportunity to acquire premises in the town centre is relatively rare and this property provides a great base in which to establish a business.

LOCATION

The property is located in Easingwold town centre, on Market Place where most of the activity in the town takes place. It is a busy and thriving setting with shoppers and visitors to the various retail shops, cafés, restaurants and pubs in the centre.

The town seen more than a 60% increase in dwellings over the last 15 years and has become a popular location for families living and working in the surrounding area. As a result, Easingwold has developed into an important centre with potential to develop additional services and facilities for the local population.



ACCOMMODATION

We have measured the premises on a net internal basis in accordance with the RICS Property Measurement Standards.

GROUND FLOOR

Sales Area	1,034 sq. ft.
Preparation/Store	116 sq. ft.
Toilets	3 separate cubicles

FIRST FLOOR

Store and Office	380 sq. ft.
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SERVICES

Mains water, electricity and drainage are understood to be connected to the property.

LEASE TERMS

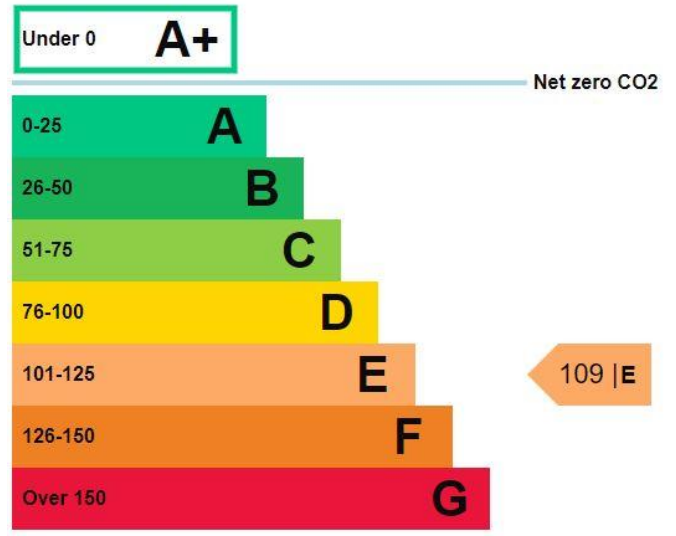
Property is available by way of a new full repairing and insuring lease at a rent of £28,500 per annum, on terms to be agreed. VAT is payable on the rent.

RATEABLE VALUE

£20,000 (from 1 April 2023)

ENERGY PERFORMANCE CERTIFICATE

This property's current energy rating is E.



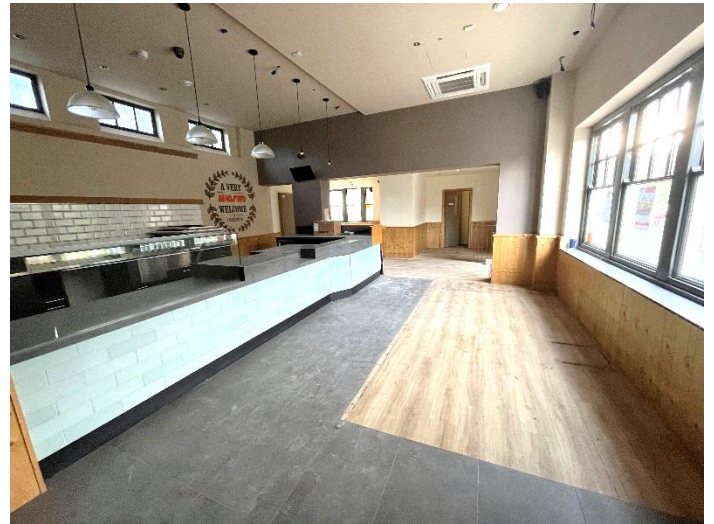
VIEWING

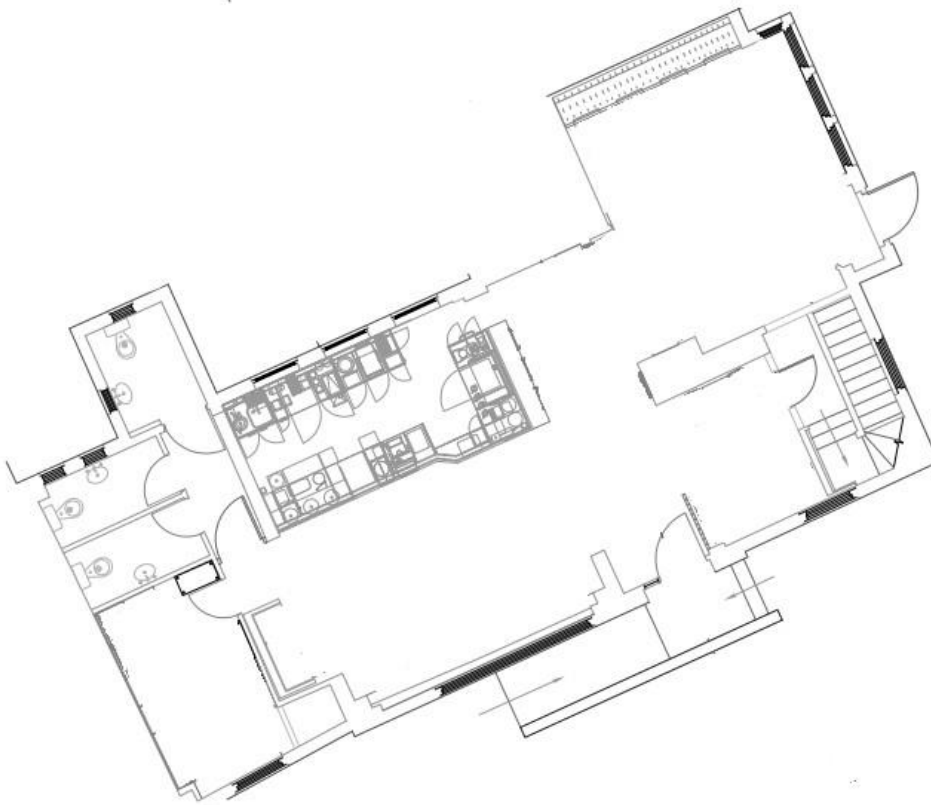
Strictly by appointment with the sole letting agents.

COSTS

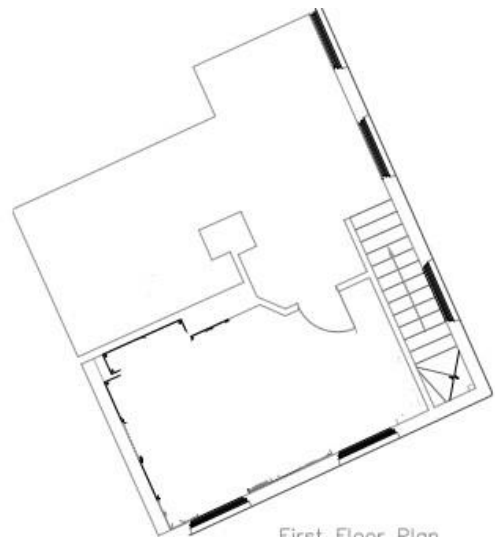
Each party is to be responsible for their own costs in connection with the preparation and completion of the lease.







Ground Floor Plan



First Floor Plan

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:- to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - a) to make no approach to the vendors or lessors or their staff in any way;
 - b) to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - c) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - d) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - e) 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.