

*Suplus Business Space*  
**GROVEWOOD HOUSE**  
KETTLESTRING LANE  
CLIFTON MOOR, YORK



We are delighted to offer to let surplus business space at Grovewood House Kettlestring Lane, York. We act on behalf of Your Carpet & Flooring who occupy the premises as a whole but have found that their operations do not require the entire premises and are seeking businesses who may be prepared to take part of these premises that would be compatible with their own business, but with York Carpet and Flooring Centre retaining the showroom areas in particular.

There are a variety of options available and if interested parties would like to contact this office to arrange a viewing, then we will be happy to arrange this. The main facilities incorporate a ground floor trade counter with ancillary storage areas, staff room and access to toilets. At first floor there is a showroom area which could be used for a variety of uses including offices and there is a separate partitioned office and two store rooms off this area.

### **TO LET**

The letting will be on the basis of a Licence Agreement for a period to be agreed but would not include repairing obligations to the main structure of the property.

### **RENT**

Any rental is subject to negotiation and may be inclusive of light, heat, power and business rates.

**VIEWING: Strictly by appointment with the agents.**

## **ACCOMMODATION**

The main facilities incorporate a ground floor trade counter with ancillary storage areas, staff room and access to toilets. At first floor there is a showroom area which could be used for a variety of uses including offices and there is a separate partitioned office and two store rooms off this area.

## **SERVICES**

The property has the benefit of mains water, electricity and drainage connected.

## **LOCAL AUTHORITY**

City of York Council

## **TERMS OF LEASE**

The letting will be on the basis of a Licence Agreement for a period to be agreed but would not include repairing obligations to the main structure of the property.

## **COSTS**

The incoming Tenant will be required to contribute towards the York Carpet and Flooring Centre legal costs.

## **VALUE ADDED TAX**

VAT may be chargeable on the rent.

## **VIEWING**

Strictly by appointment with WILES LTD Chartered Surveyors.

## **AGENTS' NOTE**

WILES LTD 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 (for the purpose of the Property Misdescriptions Act 1991) 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 WILES LTD 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 WILES LTD 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 WILES LTD;
  - d) to submit any offer in respect of this property/business to WILES LTD, 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 WILES LTD as would be due from the vendor/lessor.

