

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

THE POST OFFICE 20 HIGH TERRACE, GLAISDALE

Whitby 10 miles

Guisborough 18 miles

(Distances are approximate)



A TERRACED BUILDING CURRENTLY TRADING AS A SHOP WITH A 3 BEDROOM RESIDENTIAL APARTMENT ABOVE, ENJOYING LONG VIEWS OVER THE ESK VALLEY. THE SHOP COULD SUIT ALTERNATE COMMERCIAL USES OTHER THAN AS A GENERAL STORE WITH POST OFFICE COUNTER.

Accommodation:

Retail Shop with Post Office Counter, Stock Room / Utility. Rear Garden.
Entrance Hallway, Landing, Master Bedroom with Shower, Double & Single Bedrooms, Bathroom.
2nd Floor: Lounge, Dining Room, Kitchen.

OFFERS ON: £249,950 plus trading stock

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Tel: (01947) 602298 Fax: (01947) 820594



Partners: Robert C Smith Ian K Halley FRICS James EJ Smith MRICS FNAEA



PARTICULARS OF SALE

The terraced property comprises a lock-up general store with Post Office counter and a 3 bedroom apartment above, plus a garden to the rear.

The commercial element of the property includes a retailing area (25' x 16') part of which is partitioned as the post office counter. The space has a double fronted shop window onto the street and an arch links through into a secondary retail area (12' x 11') which includes the central heating boiler and has a door onto steps down into the back garden at the rear. Behind the post office counter a lobby offers access to an understairs store and a doorway opens through into a Stock Room (16' x 8½') which doubles as a utility room with simple ranges of base and wall units and a glazed door and window opening out onto a raised timber deck at the rear with steps down into the garden.

To the side of the shop frontage, a separate entrance door opens into an entrance hallway with stairs to the first floor and a linking door to the shop.

1st Floor:

The staircase rises up to a landing with doors opening to 3 bedrooms and a house bathroom. The master bedroom (10'2 x 9') faces to the rear and has an ensuite shower room. There is a double bedroom (12' max x 10') and a single bedroom (10' x 8'6), each facing to the front and a house bathroom (8' x 5'6) with white fittings including a shower over the bath.



2nd Floor:

The staircase rises up from the first floor landing directly up into a lounge (20'4 x 15'2) with twin dormer windows looking out to the rear over the Esk Valley. An archway opens into a dining room (10'0 x 8'5) with a window and Velux rooflight to the front. A doorway opens from the dining room through into a fitted Kitchen (10'1 x 8'2) with integrated appliances and both a window and Velux rooflight to the front.





Outside

The property has a garden to the rear which comprises a paved patio with borders planted with shrubs and a small potting shed.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent’s office prior to travelling or making an appointment to view this property.

Method of Sale: The property is offered for sale to include a commercial inventory and goodwill, but the value of current stock will be added to the price, if required by the purchaser.

Directions: From Richardson and Smith’s offices head out of town towards Guisborough on the A171 moor road. Turn left where signposted for Glaisdale. Drive through the lower village past the railway station and pub to the upper village where you will find the post office on your right. See also location plan.

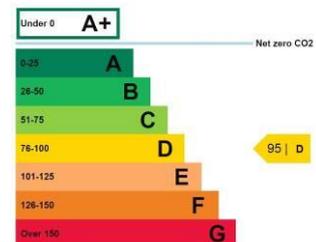


Local Taxation: The shop has a ratable value of £2,650 and the residential element has a Council Tax Banding: of ‘C’ paying approx. £1,788 for 2021-22. Reliefs of up to 100% are currently available for small business rates. Scarborough Borough Council. Tel 01723 232323.

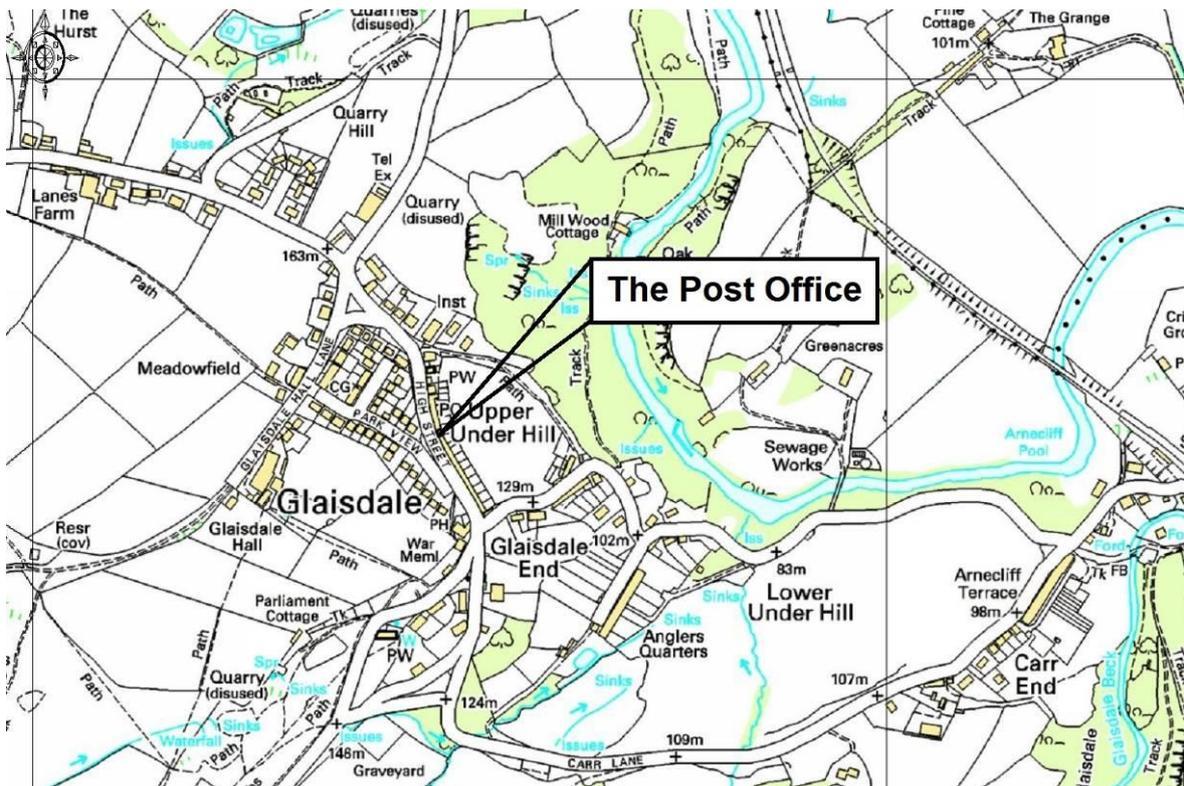
Services: The property is connected to mains water, electricity and drainage. Heating is provided by an oil fueled combi style central heating boiler located in the back room of the shop.

Planning: North York Moors National Park. Tel 01439 770657

Post Code: YO21 2PN



Business: The business has a post office counter salary of approx. £14,000 per annum and the general store has a turnover of just over £2,000 per week, on average. The shop opens 7 days a week, closing at lunchtime on 3 days. Financial information will only be shared after a viewing.



IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice

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