

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

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Valuers

1 GOLDEN LION BANK, WHITBY

Whitby Town Centre



SITUATED IN WHITBY TOWN CENTRE'S PRIME SHOPPING AREA, BY WHITBY SWING BRIDGE. WE ARE OFFERING FOR SALE THE FREEHOLD OF THIS CAFÉ RESTAURANT WITH 2 FLATS ABOVE.

Accommodation:

GF split-level café with Kitchen off.

LGF: Ladies & Gents WCs, Store / Prep Area.

1st Floor: 2 bedroom flat

2nd Floor: 1 bedroom flat

GUIDE PRICE: £385,000

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Partners: Robert C Smith

Ian K Halley FRICS

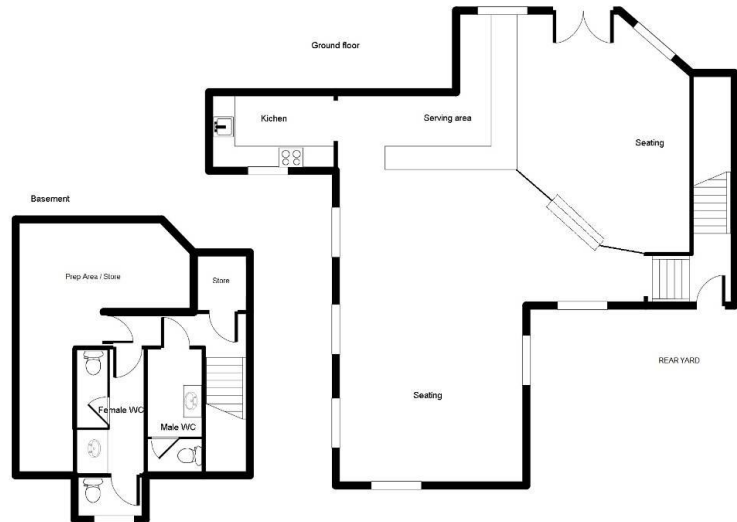
James EJ Smith MRICS FNAEA

THE COMMERCIAL PREMISES

From the arched frontage, double doors open into a servery area from where takeaway fish and chips were served. A couple of steps then lead down to a dining area which could seat up to 60. The dining room has a small separate kitchen off.

A short flight of stairs stops at a half landing, with an external door to the yard at the rear, before descending to the lower ground floor.

The lower ground floor has a hallway with separate ladies and gents cloakrooms off, a store and a preparation room.



Part only of the yard to the rear is owned by the owner of the building which has access back onto Baxtergate via a locked gate adjacent to 72-74 Baxtergate.



NB. The former tenant's fixtures and fittings have been removed since the photos were taken.

Dimensions: Entry/ Servery: 17' x 10'6 (ext 23'); Dining Room: 32' x 16'; Kitchen: 9'6 x 5'6;

The property lies in a prime town centre location by the Swing Bridge, adjacent to Papas Fish & Chips, just yards from Whitby's main retail shopping streets. See also plans provided.

THE RESIDENTIAL APARTMENTS

From the doorway at the front of the building, there is a lobby with an inner door opening onto a communal staircase rising up to a split-level first floor landing. Doors off this landing open to a first floor flat and open onto a staircase up to the second floor flat.

Both flats are currently let on assured shorthold tenancies – full details are available on request.

1st Floor Flat: Hallway, Sitting Room, Double Bedroom, Second Double Bedroom, Bathroom, Separate WC and Dining Kitchen.

2nd Floor Flat: Landing, Living Room, Kitchen, Bathroom, Double Bedroom.

PLANNING

The property falls within the administrative area of Scarborough Borough Council. Tel (01723) 232323. The area is a designated Conservation Area. The property is not a listed building.

The most recent use of the commercial part of the property has been as a fish and chip restaurant with takeaway.



GENERAL REMARKS, etc

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.

Directions: From Richardson and Smith's offices head across the road onto Baxtergate. Follow Baxtergate along until you reach the end, by the swing bridge over the river. Golden Lion Bank lies to your left, facing down onto the end of the bridge, and No.1 is currently Alexander's fish and chips. The door to the side gives access to the residential apartments above. See also location plans.

Tenure: The property is held freehold. There is vacant possession for the commercial premises, but the 2 residential apartments are currently let on Assured Shorthold Tenancies. Full details are available, on request, from the selling agents.

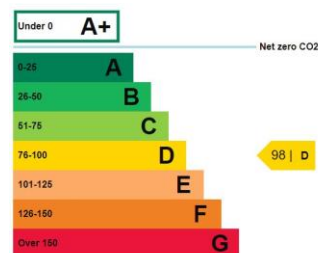
Business Rates: The commercial property is currently assessed for Business Rates with a ratable value of £25,000, although the re-valuation going forwards from 1st April 2023 is £14,500 pa (ratable value). Based on current multipliers, approx £12,475 would be payable for 2022/23 although this is destined to reduce to around £7,236 in 2023/24. Currently Scarborough Borough Council Tel: 01723 232323 but due to become North Yorkshire Unitary authority from April 2023.

Council Tax: The first and second floor apartments are banded B and A respectively on council tax.

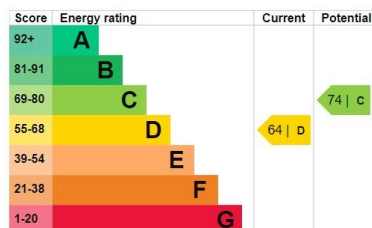
Services: Mains water, gas, electricity and drainage.

Post Code: YO21 3BS (The property was previously also known as the Circus Fountain Café)

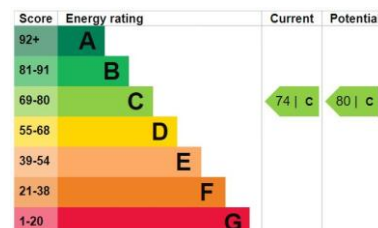
EPCs:



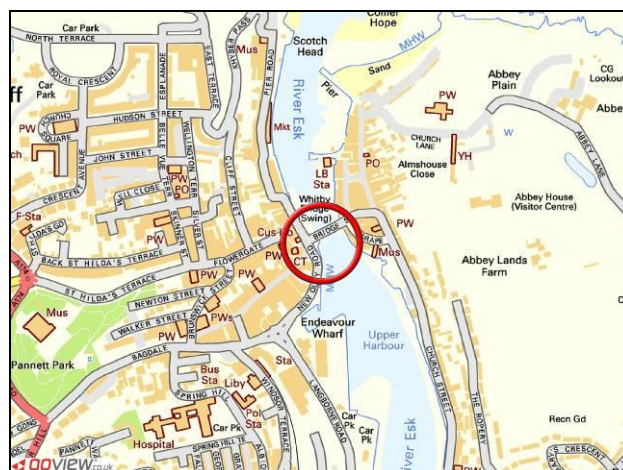
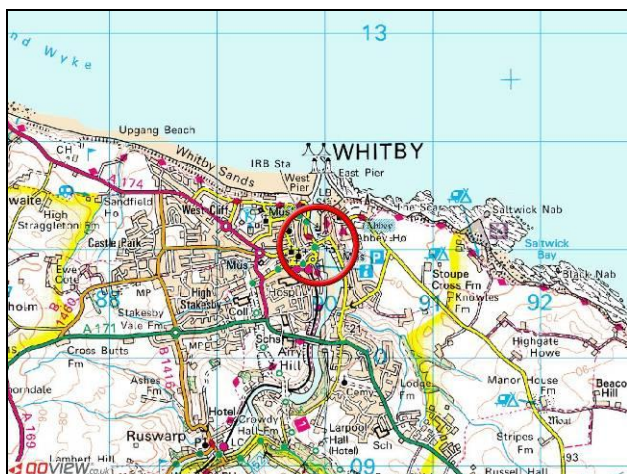
Commercial Premises



Flat 1



Flat 2



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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**Call us for a free appraisal of your
property if you are considering selling**



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