



THE EMPORIUM, 26 HIGH STREET, STAITHES

Whitby 10 miles

Hinderwell 2 miles

Runswick Bay 3 miles

(All distances are approximate)



A BEAUTIFULLY PRESENTED RETAIL SHOP WITH MODERNISED 2 BEDROOM APARTMENT SET ON THE FIRST AND SECOND FLOORS ABOVE. A GRADE II LISTED BUILDING SET IN THIS PICTURESQUE OLD FISHING VILLAGE COULD BE THE LIFESTYLE CHOICE YOU HAVE BEEN WAITING FOR. WELL WORTH A CLOSER INSPECTION!

Accommodation

Ground Floor: Retail Shop and Stairs.

1st Floor: Kitchen, Lounge, Inner Hallway, Bathroom. 2nd Floor: Landing, 2 Bedrooms.

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Staites is a picturesque fishing village on the heritage coastline of the North York Moors National Park, around 10 miles to the north of Whitby. It is a village famous for its links to Captain James Cook, the Staites Group of artists and more recently as the setting for children's TV's Captain Jack. It has a rich history and is popular with visitors for day trips and as a destination for holiday rentals.

The old village faces out on the North Sea, nestling where a stream cuts through steep cliffs. The village has piers to protect itself from the sea which has created a beach area within the harbour. A steep road descends into the village where the properties huddle with winding paths and alleyways.

The Shop

The ground floor of the property is a retail shop trading under the name The Emporium. Substantially refurbished and refitted by the current owners, the shop has been tanked and enjoys underfloor heating. There is good shop frontage with lots of window space and a retailing floor area of just under 300 sqft. Fittings include in-shop storage and a door opening onto a lobby with a staircase up to the apartment above.



The Residential Apartment

The apartment can be accessed either from the shop via an internal staircase or from a half flight of external stone steps to the rear of the building.



The external steps lead up to a door opening into a dining kitchen with windows to both the front and rear. The kitchen is fitted with a superb suite of oak fronted modern cabinets topped



with textured granite worktops and integrated equipment including a ceramic sink, dishwasher, washing machine, oven, microwave, hob with cooker hood, fridge and freezer. The room has a beamed ceiling, tiled floor and tiled splashbacks. The stairs to the second floor rise from here and an archway opens through to the lounge.



The lounge has a corner position with a sash windows to the front and side, each with panelled shutters. The lounge also has a beamed ceiling and panelled walls, but the focal point of the room is a cast multi-fuel stove set on a slate hearth and a built-in plinth for a television and entertainment system.



From the lounge, a door opens into a small inner hallway with a further door opening onto the staircase descending to the shop. From the inner hallway a final door opens into the bathroom.



The staircase from the kitchen rises up to a landing with a recessed storage cupboard and double doors. Doors open to the bedrooms.



The larger bedroom has a dormer window to the front with fitted wooden shutters and a rooflight window to the rear. There are a row of cupboards opening to eaves storage at the rear and a built-in wardrobe and airing cupboard, housing the hot water cylinder.



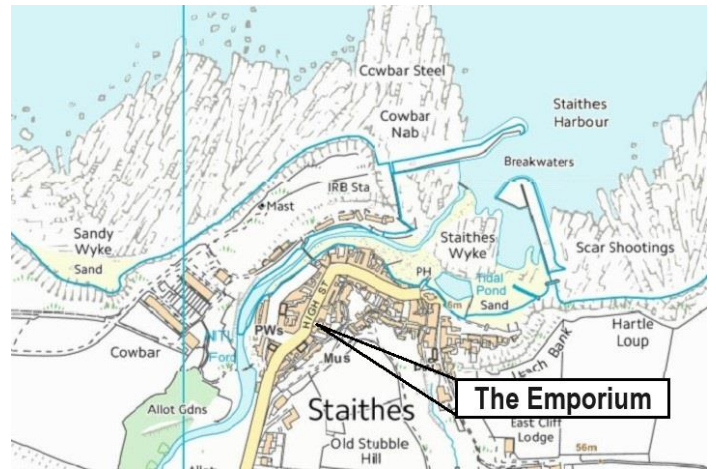
Bedroom 2 is slightly smaller but also has a glazed dormer window to the front with folding shutters. Again, there is storage to the rear with sliding doors and a built-in wardrobe.

Outside

A communal yard wraps around the property and the owners keep their bins and a storage bunker for the apartment in the communal space along with a number of pots.

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.



Directions: From Whitby, head out on the A174 coast road through the villages of Sandsend, Lythe and Hinderwell. Upon arriving at the village of Staithes, turn right where signed to the old village. Follow this road round to the car park at the bank top. It is best to park here and walk down the bank into the old village. The Emporium lies facing onto the road, on your right hand side at the foot of the bank, where the road becomes cobbled.

Method of Sale: The property is freehold and is offered for sale with vacant possession in respect of both the shop and flat. The stock of the shop is available at a price to be negotiated, if wanted.

Services: Mains water, electricity and drainage. The property has electric heaters and a multi-fuel stove in the living room. Hot water is produced by immersion heater.

Council Tax & Business Rates: The apartment is band 'A' with approx. £1,452 payable for 2023/4. The shop has a business ratable value of £4,650 with approx. £2,320 payable for 2023/4. Reliefs of up to 100% are available. North Yorkshire Council. Tel 01609 780 780.

Planning: The local planning authority is the North York Moors National Park. The property is a grade II listed building and Staithes is a designated Conservation Area.

Postcode: TS13 5BH (Flat)/ 5BQ (Shop)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-78	C		
55-68	D		
39-54	E	49 E	71 C
21-38	F		
1-20	G		

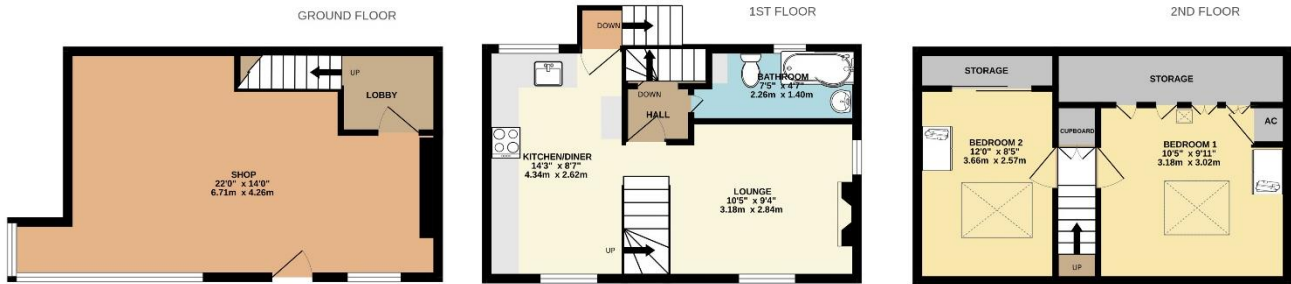
IMPORTANT NOTICE

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.



RICHARDSON & SMITH

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Measurements are approximate. Not to scale. Illustrative purposes only
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