

RICHARDSON & SMITH

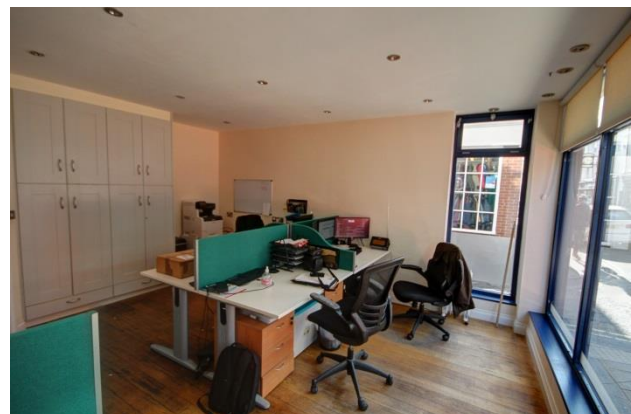
Chartered Surveyors

Estate Agents

Auctioneers

Valuers

KELDERGAT COTTAGE & 17 SKINNER STREET, WHITBY



**A STUNNING INVESTMENT OPPORTUNITY IN WHITBY TOWN CENTRE.
EARLY INSPECTION IS RECOMMENDED FOR THIS OFFICE PREMISES ON ONE OF
WHITBY'S MAIN STREETS WITH A BEAUTIFULLY PRESENTED 3 BEDROOM
HOLIDAY LET ABOVE.**

Accommodation:

Ground Floor: Office/Shop, Small Kitchen Area, W.C
First Floor: Stairs, Landing, Open Plan Kitchen Lounge Diner
Second Floor: Stairs, Landing, 2 Double Bedrooms, Bathroom,
Third Floor: Master Bedroom with En-Suite Shower Room

OFFERS ON: £325,000

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James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

Situated on one of Whitby's main shopping streets, this is a rarely available opportunity to invest in the town.

The office/shop has recently been re-let on a 10 year lease (with a 5 year break clause) to high calibre tenants whilst the holiday let above is let through the same company and is available with contents and future bookings in place.

Beautifully presented and with quality fixtures and fittings in place, the holiday let is a turnkey property with its own separate entrance off Hunter Street so is ideal for anyone looking for an immediate return on their investment. It has gas central heating and double glazing throughout.

Early inspection is recommended and is suitable for the investment buyer looking for a healthy return or those looking for a holiday cottage to use themselves with some additional guaranteed income.

The property comprises:

Ground Floor:

Office: Having frontage of approximately 5m (16ft) onto Skinner Street with an additional small window on to Hunter Street with an overall space of approximately 26 sq.m (250 sq.ft). There is a small kitchen area to the rear with a w.c off.

Door and Staircase to 1st Floor (off Hunter Street)

First Floor

Landing with panel doors and winding wide staircase to the second floor.

Open Plan Lounge with Dining and Kitchen Areas: The kitchen area has modern shaker style units with Beech working surfaces and splash-backs, inset ceramic sink unit, ceramic hob and integral oven, integrated fridge freezer and dishwasher. The gas central heating boiler is situated within one of the wall cupboards.

There are windows to the front and side making for a light airy room with focal electric fire and ample room for the dining area to the rear.



Second Floor

Again with landing and panel doors and winding staircase to the third floor.

Double Bedroom: To the front of the building double windows to two aspects again allow for a light airy room overlooking Skinner Street and Hunter Street. There is a recessed wardrobe to the side.

Double Bedroom: Currently set up as a twin room with small recessed cupboard and window to the side overlooking Hunter Street.

Bathroom: Having a white suite comprising P-shaped bath with thermostatic shower and screen over, hand-basin and w.c. There is a small window to the side.



Third Floor

A staircase rises to a small landing area which gives access to the..

Master Bedroom: Having windows to the front with shutters to either side, built in cupboards and shelving. Door to the:

En-Suite Bathroom: Again having a white suite comprising P-shaped bath with thermostatic shower and screen over, hand-basin and w.c. There is a Velux window to the side.



GENERAL REMARKS, etc

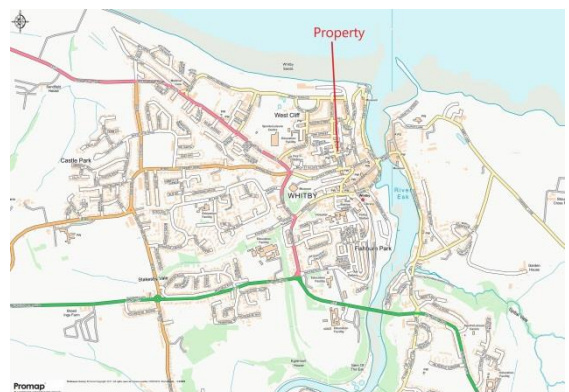
Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Planning: The property lies within a designated conservation area within the North Yorkshire Council Administration.

Tenure: The property is held Freehold title

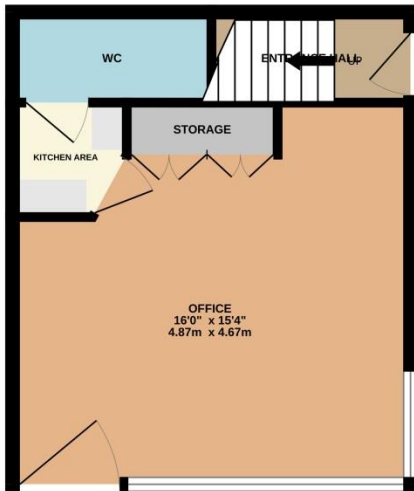
Services: The property is understood to be connected to mains water, gas, electricity and sewerage.

Council Tax Banding: The property is assessed under business rates with a ratable value of £4500. North Yorkshire Council. Tel: 01723 232323.

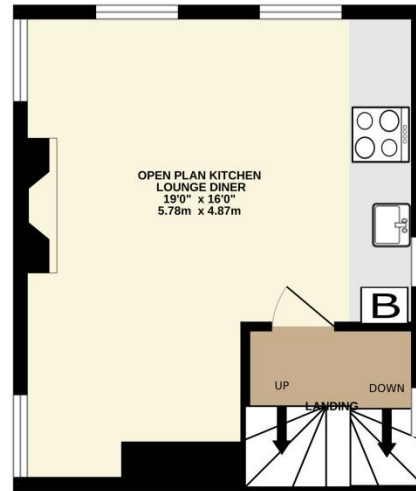


Post Code: YO21 3AH

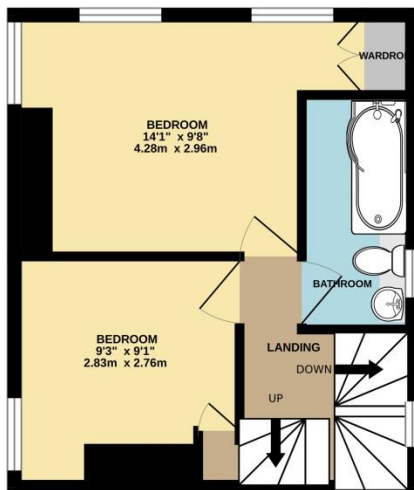
GROUND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



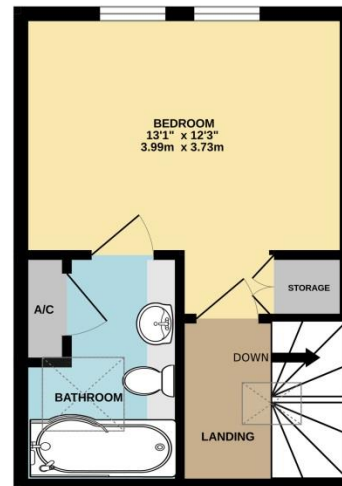
1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



3RD FLOOR
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	7	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.

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