

RICHARDSON & SMITH

Chartered Surveyors

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Valuers

TO LET 67 CHURCH STREET, WHITBY TO LET

Whitby Town Centre



A LOCKUP SALES SHOP, CURRENTLY OPERATING AS A HOMEWARES BUSINESS, LYING ON CHURCH STREET IN WHITBY TOWN CENTRE. THESE PROMINENT, PURPOSE-BUILT, PREMISES LIE FACING ONTO THE MAIN ROAD, OPPOSITE THE END OF GRAPE LANE, IN AN AREA POPULAR WITH TOURISTS.

OFFERS ON: £14,000 per annum



email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

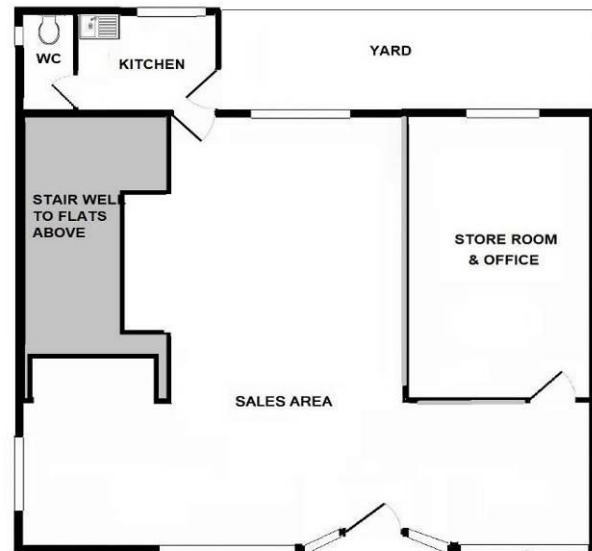
James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

The property occupies a corner position on Church Street, by the entrance to Well Court.

The shop is partitioned internally to create a store room/office separate from the retail sales area, with a kitchen and cloakroom set to the rear. Outside to the rear is a small enclosed yard bounded by a low brick wall.

The shop offers about 500 sq ft of retail floor area with a partitioned store room / office being a further 115 sq ft. The kitchen is a further 40 sq ft, plus the cloakroom. There is approximately 28 ft of frontage onto Church Street, plus a further shop window to the side by the entrance to Well Court.



The property is held by the landlords on long leasehold tenure. The lease restricts the use of the property to class A1 of the Use Classes Order.

PREFERRED LETTING TERMS

The tenant will be able to negotiate on terms, but the landlord would prefer a medium term lease (approx. 6 years) with the tenant reimbursing the landlord for annual insurance contributions and also being responsible for surface repairs etc. The Landlord would be responsible for the main building structure. The tenant will also be responsible for paying the landlord's legal fees for drafting the tenancy agreement.

Due to the ownership, any lease will exclude the provisions of the Landlord & Tenant Act 1954.





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 our offices, head through the town centre, crossing the swing bridge. Follow the road round from the bridge onto Church Street and the property lies on your left hand side. See also the location plan attached.

Business Rates: The rateable value for the property is £12,000 per annum. The amount currently payable for 2017/8 under small business rating multiplier is therefore £5,592 although reliefs are currently available up to 100%, meaning that no rates are paid at present.

Planning / Local Authority: The property falls with the administrative area of Scarborough Borough Council. Tel (01723) 232323. The property’s current status is retail.

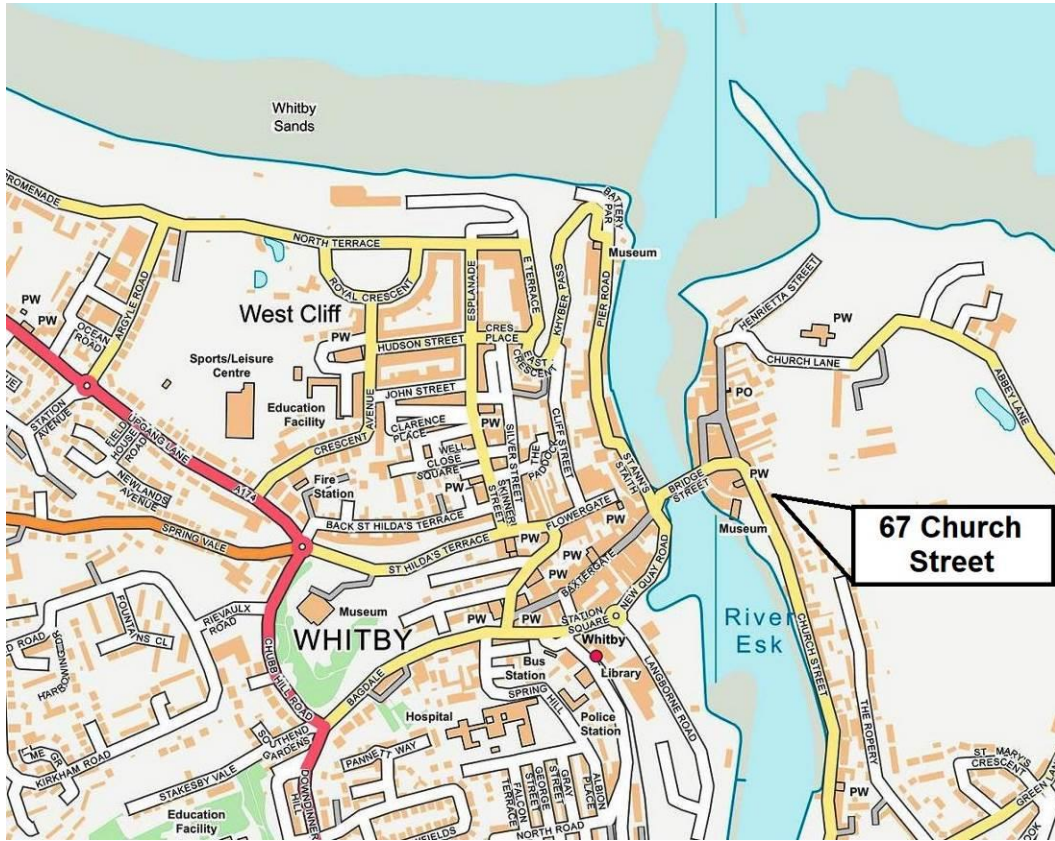
Floor Plans: Please note that these are provided for illustrative purposes and are not to scale.

Services: The property is connected to mains water, electricity and drainage.

Credit Checks: Applicants, if chosen, will need to submit a referencing application for which there is a charge of £30 per applicant.

Post Code: YO22 4AS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		C
55-68	D		
39-54	E		
21-38	F	28 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.

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



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