



# RICHARDSON & SMITH

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## 1 SILVER STREET, WHITBY

*Whitby Town Centre*



**AN INTERESTING MIXED COMMERCIAL AND RESIDENTIAL PROPERTY COMPRISING A GROUND FLOOR SHOP WITH 2 BEDROOM APARTMENT ABOVE. GRADE II LISTED AND FULL OF QUIRKY CHARM, THIS COULD BE A GREAT LIFESTYLE CHOICE OR INVESTMENT.**

### Accommodation

Ground Floor: Retail Shop with WC. Hallway, Utility Cloakroom and Inner Hallway.

1<sup>st</sup> Floor: Open plan Living Kitchen. Study and Shower Room.

2<sup>nd</sup> Floor: Master Bedroom & Bathroom. 3<sup>rd</sup> Floor: Attic Dormer Bedroom.

**Guide Price: £259,950**

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1 Silver Street is a mid-terrace brick building which is partly finished in render and part painted, under a red clay pantile roof with dormers. It is understood to have been built in around the early nineteenth century. Briefly, the property offers 2 (potentially 3) bedroom residential accommodation on first, second and third floor levels, plus a retail sales shop on the ground floor. The property has gas central heating.



### The Shop

The shop is double fronted with a part glazed door and 3 windows to the front. Internally, the property has a cloakroom and the doorway connecting to a hallway at the rear has been blocked off. This retail space extends to c.200 sq ft (19 sqm).

### The Residential Apartment

An alleyway to the side of the shop has a door opening from the side into an entrance hallway with a door into the inner hallway and a door opening to ....

Utility Cloakroom - with plumbing for an automatic washing machine and a white suite with a low flush WC. A borrowed light window faces towards the inner hallway.

Inner Hallway – blocked doorway connecting to the ground floor shop and staircase rising to...

### **1st Floor:**

The narrow first floor landing with an internal window to the dressing room of the master bedroom and a door opening into...



Living room cum Kitchen – with 3 sash windows to the front this L shaped room has a dining area to the rear, a sitting area with a fireplace in a brick chimney breast with a log burning stove and beamed ceiling. The kitchen area has a simple suite of

kitchen cabinets with integrated fridge and oven. From the dining area, steps lead up to a low door into ...



Rear Room – currently presented as a bedroom suite with a double bed in the main part of the room, this area has a cupboard housing the gas central heating boiler and an arch opening into a dressing area with a Velux roof light window and an internal window facing to the stairs. From the dressing area a door opens into an en-suite shower room with a tiled shower cubicle, a low flush WC and a small wash hand basin. Under planning this area is not meant to be used as a bedroom without further approval.



### **2nd Floor:**

The staircase rises from the first floor landing to a narrow second floor landing. From here doors open to...



Bedroom 1 – a spacious family bedroom with a double bed as well as bunk beds. Two windows to the front and panelled chimney breast with feature fire-place.



Bathroom – fitted with a modern white suite comprising a freestanding slipper bath, low flush WC and basin set in vanity unit. Sash window to front and exposed beams.

### 3rd Floor:

A door on the first floor landing opens onto a winding staircase which rises up directly into ...

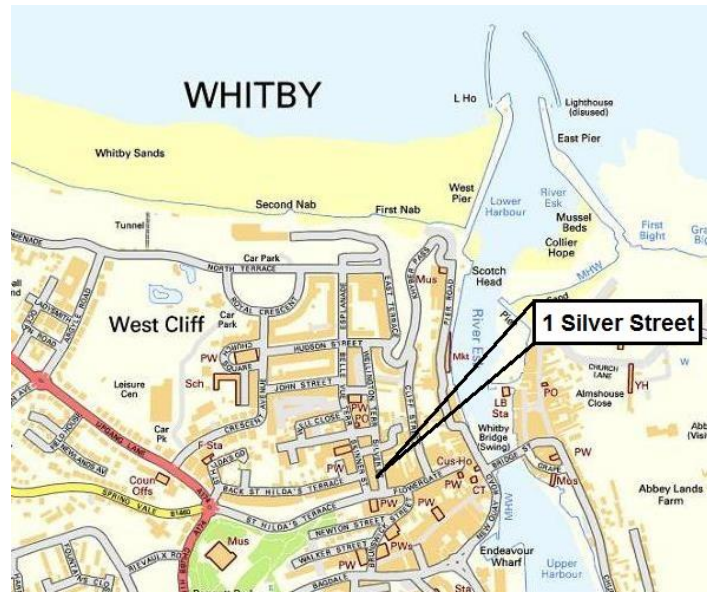


Bedroom 2 - A spacious double bedroom with 2 dormer windows facing to the south and a panelled ceiling



## GENERAL REMARKS AND STIPULATIONS

**Viewing:** Viewings by appointment. All interested parties should discuss 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:** Silver Street lies just off Flowergate on the western side of Whitby town centre. Access to the apartment is off the gated alleyway to the side of the retail shop front. See plans.

**Tenure:** The property is held freehold and will be available with vacant possession.

**Services:** Mains water, gas, electricity and drainage. The property has gas central heating with a Worcester boiler in Room on the rear of the first floor.

**Local Taxation:** The property is only assessed under business rates and has a ratable value of £4,950 with approx. £2,320 payable for 2024/5. Reliefs of up to 100% are available. North Yorkshire Council. Tel 01723 232323.

**Planning:** The local planning authority is the North Yorkshire Council. Tel 01723 232323. The property is a grade II listed building and this is a designated Conservation Area. This building was historically a café with accommodation above, but was for many years the Cambridge Centre until it was changed to a shop with apartment above in 2016. The planning history can be inspected on the council planning portal.

**Postcode:** YO21 3BU

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

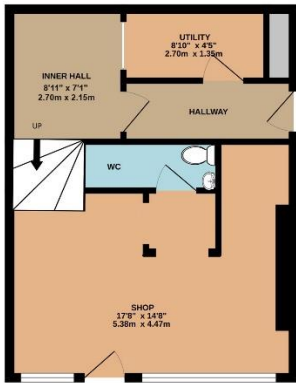
### IMPORTANT NOTICE

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.

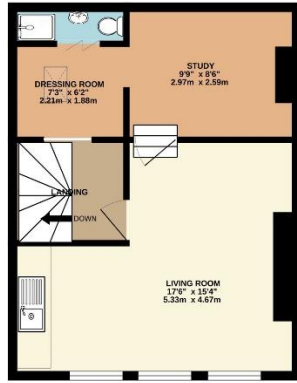


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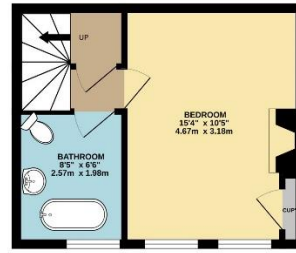


GROUND FLOOR

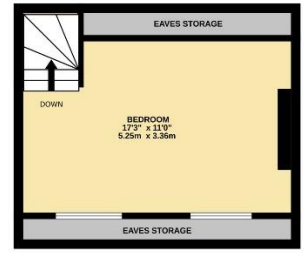


1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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2ND FLOOR



3RD FLOOR

