

MULGRAVE

— ESTATE —

TO LET

Units 1 & 3, Birstly Dale Yard,

East Row, Sandsend, nr Whitby YO21 3SU



Two newly refurbished retail units, located close to the heart of Sandsend, one of the Yorkshire Coast's most desirable locations. Overlooking East Row Beck and Mulgrave Woods, a few minutes walk from Sandsend village centre, beach and sea.

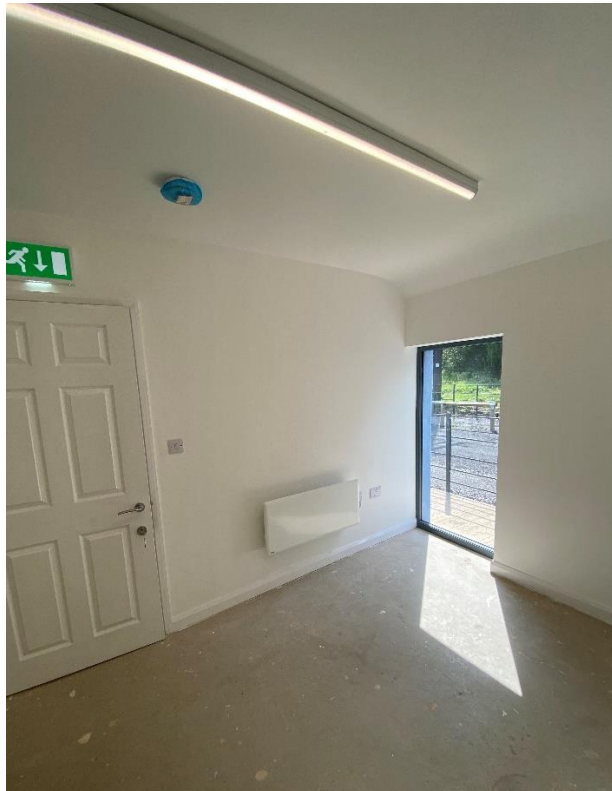
- **Two Units - Unit 1, 24.39 m², store 9.97m² & Unit 3, 25.16m², store 6.97m²**
- **Guide Rents - Unit 1 £9,500, Unit 3 £10,000, per unit, per annum plus VAT**
- **Adjacent to the village amenities including adjoining public pay & display car parking**
- **Suitable for a number of retail uses. Ideal for a gallery or studio.**

**Mulgrave Estate Office
Lythe, Whitby YO21 3RJ. Tel: 01947 893239. Email: office@mulgrave.net**



This is an exciting chance to run a shop/studio/gallery in the tourist hot spot of Sandsend. Having undergone a full refurbishment both units comprise a retail area with separate store room with w.c and kitchen area. Heated by electric panel heaters, the premises have single phase electricity, mains water and a septic tank. The units have a shared meter room and bin store.

Unit one has a glazed entry door leading into the retail area with beamed ceiling, strip lights, panel heaters, sockets and a glazed full length window in the store room.



Unit three has a large feature window with glazed doors and a separate glazed entry door into the retail area. Beamed ceiling, strip lights, panel heaters and sockets.



Suitable for a range of retail uses (subject to planning consent)

Location:

Sandsend is an established and very popular destination on the Yorkshire Coast. The sandy beach and its proximity to the historic port of Whitby and the North York Moors National Park, makes Sandsend the vibrant hub that it is today. In 2023 the Estate opened a new public car parking facilities in the woods, off East Row, therefore increasing footfall in this location where the units are located. Sandsend offers a number of independent shops, cafes and eateries attracting many visitors year round.

Whitby is 2.5 miles, Scarborough 22 miles and York 48 miles.

Services:

The properties benefit from mains electricity and water & septic tank.

Rent

Offers invited in the region:

£9500 plus VAT per annum exclusive Unit 1.

£10000 plus VAT per annum exclusive Unit 3.

Terms:

The properties are available to let on a new lease for an initial 5-year term on a Fully Repairing & Insuring Basis (a longer term could be agreed)

Energy Performance Certificate (EPC):

Unit 1 B 42 – copy available upon request.

Unit 3 B 41 - copy available upon request.

Legal Costs

Each party will be responsible for their own costs incurred in this transaction.

Business Rates:

Rateable Value - VOA to assess (tbc)

VAT:

All figures quoted are exclusive of VAT, which will be charged at the governing rates.

Viewing:

Strictly by appointment only via the Mulgrave Estate Office.

Call Julie 01947 893239

Details Prepared: 20240715-JB

