



## 1 SKINNER STREET, WHITBY. YO21 3AH

*Whitby Town Centre*



**A PROMINENTLY PLACED COMMERCIAL PROPERTY OFFERING A WEALTH OF POTENTIAL USES, SET ON A BUSY TOURIST STREET LYING ON THE EDGE OF WHITBY TOWN CENTRE. FORMERLY A BISTRO RESTAURANT THE PROPERTY IS CURRENTLY OPERATING AS A RETAIL SHOP WITH LETTING ROOMS ABOVE.**

Ground: Lobby, Retail Space, Dining Rooms (x2), Communal Hallway.

Lower Ground Floor: Bar, Commercial Kitchens, Storage, WC Cloakrooms.

First Floor: Communal stairs and landing. 1 Bedroom Apartment and Double Bedroom Suite.

Externally: Covered yard and bin store.

**Guide Price: £475,000**

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Steps and a doorway, originally a broad archway (which has been partially filled-in) connect through to a former dining room which could equally provide further retail space, but was lastly a dining room to the restaurant and is currently storage. This area is around 300 sq ft.

A door and 3 steps lead through into a further dining room at the rear of the building, of just under 200 sq ft., with a stair in the corner descending to the lower ground floor bar and windows looking onto the courtyard.

### **PARTICULARS OF SALE**

This commercial property comprises the ground, lower ground and first floor levels of the building. The top 2 floors of the building are a residential apartment owned separately on leasehold terms, with access through the communal lobby, hallway, stairs and landing.



### **Lower Ground Floor:**

From the entrance lobby a half-glazed door opens into an communal hallway with an ornately tiled floor, doors onto a staircase up to the first floor and further steps descending to a half level (with an door opening out into the covered rear yard) before descending to the lower ground floor.

At the foot of the stairs is a lobby with a corridor, off which lies separate ladies and gent's cloakroom facilities with WCs and wash hand basins.

The front of the building is currently presented as a shop of around 250 sq ft with a wide shop window facing onto Skinner Street, a period fireplace and ornate moulded cornicing and picture rails.

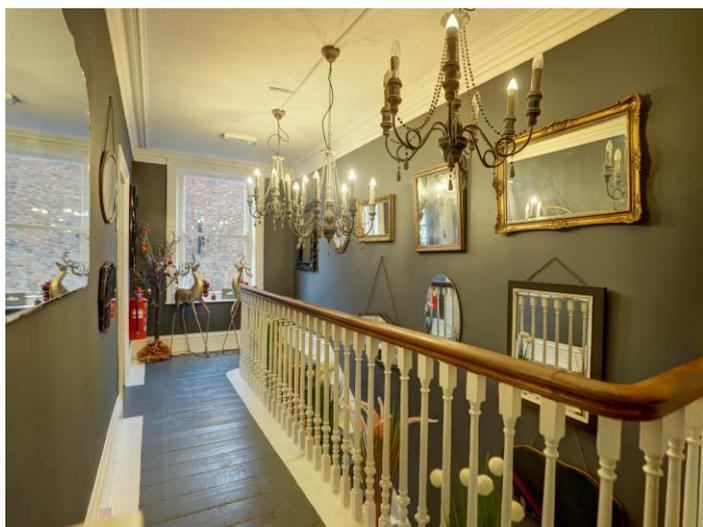


The kitchens also lie off the lobby and comprise a single open plan space of around 290 sq ft with glazed double doors opening onto steps up into the covered courtyard. The kitchen is fitted with an impressive array of stainless steel fixtures and fittings that was the engine to the property as a working restaurant.

Double doors open to a spacious storage area at the front of the building with reduced headroom. To the rear, steps rise into ....

The room at the rear of the building, at lower ground floor level was lastly a lounge, lying level with the covered yard area and having a half-glazed door and a window onto it. A stair in the rear corner connects to the former dining room above. This lounge is approx. 200 sq ft and has a bar at one end.

The yard was formerly open, but had a polycarbonate roof placed over it to enclose the space. A door at the rear opens onto a passageway out onto Silver Street and a small outbuilding is used as a bin store, shared with the maisonette apartment at the top of the building.



### **First Floor:**

The staircase from the communal hallway rises to a landing off which there is a small laundry room with a WC and wash basin, plus a store cupboard.

A door opens into a letting apartment and a door to the front opens into holiday letting suite. A final door from this communal landing gives access to more stairs rising to the separately owned apartment on the upper floors.



### **Letting Suite**

A large double bedroom situated at the front of the building with 2 large sash windows overlooking the road and a period fireplace.

The bedroom has a slipper style freestanding bath within the room and a doorway opens to a shower room with an oversized shower, a pedestal washbasin and low flush WC.



### **Letting Apartment**

Lying to the rear of the building, the apartment comprises a double bedroom, a shower room and a dining kitchen.

The entrance door opens directly into the luxury double bedroom with a handsome, period fireplace and period windows to the side and rear.



A corridor runs off the bedroom with doors connecting to a shower room and a dining kitchen. The room has a feature fireplace, a window to the side and a gas central boiler is concealed in the recessed corner cupboard. There is a fitted run of units with a stainless steel sink, a two ring electric hob with cooker hood over, integrated fridge and fan oven.



The second door opens to a modern shower room fitted with a white suite including a quadrant shower cubicle with Mira shower fitment, a low flush WC and a basin set in a vanity unit with a wall mounted mirror behind. Marble tiled flooring and extractor plan.



### Planning

The property is a grade II listed building and lies within a designated Conservation Area. The planning authority is North Yorkshire Council. Tel: 01723 232323.

Planning was granted in 2017 for the previous retail shop to be converted to a café and in 2018 permission was added for extraction ventilation.

In 2022, permission was granted for the conversion of some of the former restaurant premises on the ground and lower ground floor levels to provide an additional 3 holiday letting suites, retaining a retail shop.

Further details are available from the local authority planning portal or from our offices.

## 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:** From our offices, cross the road and head up Brunswick Street, turning left on Flowergate and then right onto Skinner Street. No.1 is the first property on your right hand side after The Resolution hotel.

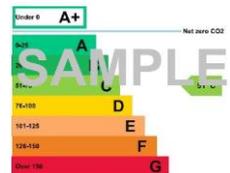
**Services:** The property is understood to be connected to mains water, gas, electricity and drainage. Central heating and hot water are provided by multiple gas combi boilers.

**Business Rates:** The property pays business rates. The bistro has a rateable value of £7,800 per annum and the residential apartment has a rateable value of £1,700 which means that the rates payable for 2024/5 are approx. £4,741 before any reliefs are applied. Reliefs of up to 100% are allowed for small business relief. North Yorkshire Council. Tel 01723 232323.

**Method of Sale:** The property is offered for sale freehold with vacant possession, with shop / kitchen/ bedroom furniture, fixtures and fittings etc available by separate negotiation.

**Tenure:** The property is held freehold. The top 2 floors of the building are separately held on leasehold title with a residual term of 999 years from 2017.

**Post Code:** YO21 3AH



### 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.





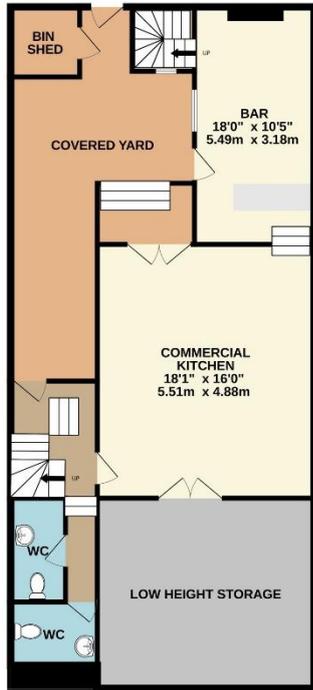
# RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

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LOWER GROUND FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale.  
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FIRST FLOOR

