

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

TO LET

UNITS 1-3 THE ARCHWAY SKINNER STREET, WHITBY

TO LET

Whitby Town Centre



WE ARE OFFERING THESE 3 UNITS TO LET ON NEW LEASE TERMS TO BE AGREED. UNITS ARE AVAILABLE INDIVIDUALLY OR IN COMBINATION.

SET JUST OFF SKINNER STREET WHERE THE TOWN CENTRE OPENS TO THE WESTCLIFF THESE THREE ADJACENT UNITS CAN BE USED FOR RETAIL, OFFICE OR STORAGE PURPOSES.

Office / Retail Shop Spaces with Kitchenettes and WC.

TO LET BY PRIVATE NEGOTIATION

UNITS AVAILABLE FROM £3,500 per annum

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



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

Tel: (01947) 602298

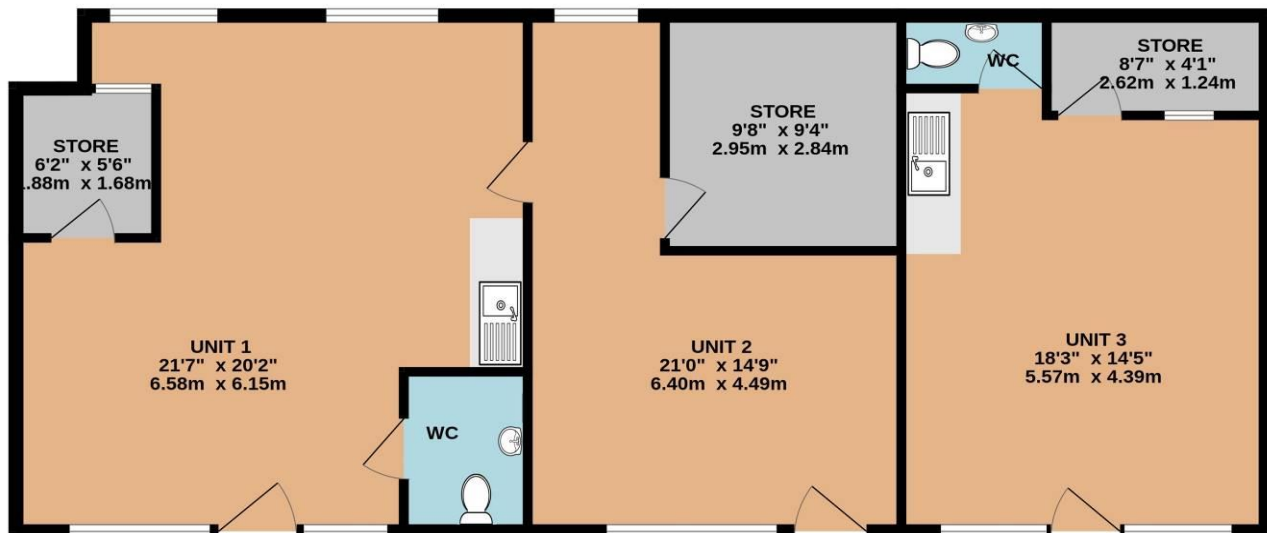
Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



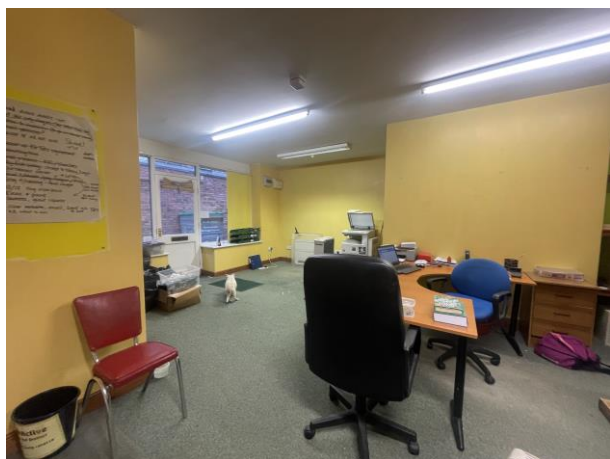
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

PARTICULARS

Lying in an open arcade running off Skinner Street, all sharing a broad communal access walkway through an archway in the front of the building that gives the row its name. These three units are separate, but units 1 & 2 have been occupied together, with unit 3 occupied separately as you will see from the floor plans above.

Unit 1

This unit has a single, open-plan, office space with windows either side of the half-glazed entrance door and two further windows in the back wall. There is a tea making area with a sink and a kitchen cabinet. A walk-in store cupboard is partitioned at the back of the room, but only has stoothing walls and can be removed, if required. There is also an oversized cloakroom with a WC and wash hand basin suited to people with mobility issues. An interconnecting door currently links units 1 and 2.



Unit 2

This unit comprises a single room with a broad window and half glazed door to the front and a narrow high window facing to the rear. At present, a walk-in store cupboard with fitted wooden storage racking is partitioned at the back of the room, but only has stoothing walls and can be removed, if required. An interconnecting door currently links units 1 and 2.

Unit 3

This unit has a single, open-plan, office space with windows either side of the half-glazed entrance door and there is a tea making area with a sink and a kitchen cabinet. A walk-in store cupboard is partitioned at the back of the room, but only has stoothing walls and can be removed, if required. There is also a cloakroom with a WC and wash hand basin.



GUIDE RENTAL PRICES: Units 1&2 c. £9,000 per annum

Unit 3 c.£3,500 per annum

PREFERRED LETTING TERMS

The tenant will be able to negotiate on terms, but the landlord would prefer a medium term lease of say around 6 years.

The tenant reimbursing the landlord for annual insurance contributions and also being responsible for surface repairs, shop glazing, etc. The Landlord would be responsible for the main building structure.

Tenants will be responsible for business rates and all consumed services at the properties.





GENERAL REMARKS & STIPULATIONS

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

Directions: From Richardson and Smith's offices head up Brunswick Street, turning left onto Flowergate at the top and then second right onto Skinner Street. The archway lies on the left hand side of Skinner Street, approximately half way up, opposite Holman's Bookshop. Through the archway between Yorkshire Coastal Cottages and the picture framers, units 1-3 lie in that order on your left hand side. See also location plans.

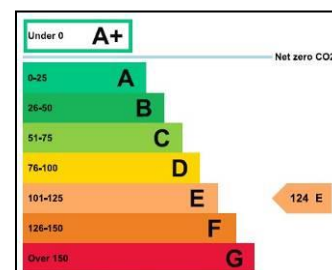
Business Rates: Rateable Values: £7,200 per annum for Units 1 & 2 combined and £3,150 per annum for unit 3. Rates payable are therefore £3,593 and £1,572 per annum, respectively, for 2024-5 before reliefs. North Yorkshire Council Tel: 01723 232323.

Planning / Local Authority: The property falls within North Yorkshire Council. Tel (01723) 232323. The area is a designated Conservation Area.

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

Services: The properties are connected to water, dual tariff electricity and mains drainage. Electric storage heaters and electric water geysers.

Post Code: YO21 3AQ / 3AJ



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.

View all of our residential properties for sale on the internet website: www.rightmove.co.uk



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



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