



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

26 BAGDALE, WHITBY

Whitby Town Centre



A BLOCK OF 3 FLATS, LYING JUST YARDS FROM THE CENTRE OF TOWN, HANDY FOR ALL THE TOWN'S AMENITIES. A LET PROPERTY WITH EXISTING TENANTS, THIS IS AN INVESTMENT PROPERTY WITH POTENTIAL FOR FURTHER DEVELOPMENT.

3x Individual Flats: 2x 1 Bed; plus 1x 2 Bed. Communal Gardens. Parking to Rear.

Guide Price: £375,000

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PARTICULARS OF SALE

Lying just on the western edge of the town centre, 26 Bagdale is a large Georgian building, originally a private house, but later converted to a block of apartments.

Built of brick under a slated roof, with dormer windows, the property offers accommodation over 4 floors. The ground and lower ground floor levels of the property are occupied as a 2/3 bedroom duplex arrangement although the third bedroom is only accessible through the second bedroom, and enjoys direct access from the doors at the front and rear. The upper two floors of the building are each 1 bedroom flats, accessed from a communal door and stairwell, accessed at first floor level from the rear of the building only.

The property is currently used for long-term lets and 2 of the 3 apartments have tenants with Assured Shorthold Tenancies, the third apartment is vacant – the property will be sold with these tenants in situ. Outside the property has a garden to the front which goes with flat 1 and a yard to the rear with 2 parking spaces, 1 space is independently let.

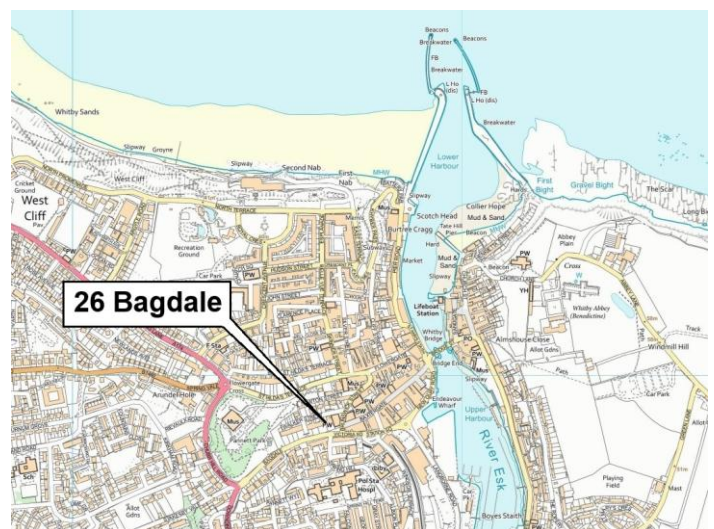
The property currently has a modest rent roll with rents set at a fairly benevolent level relative to commercial market rents. Further rental income information is available on request.

Responsibly managed by the current owners the building has independent services to each of the flats which have been modernised and upgraded, although there is still scope for enhancement and improvements.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment only.

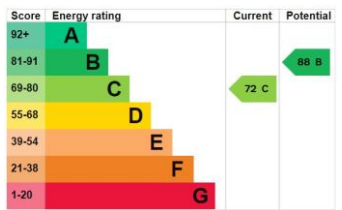
Tenure: Freehold subject to residential tenancies where occupied.



Directions: From the town centre, Bagdale is the road leaving town towards the west from the Bus Station. No 26 lies on the right hand side just before the zebra crossing opposite our offices. See also location & boundary plans.



Flat 1



Flat 2



Flat 3

Services: The property is connected to mains water, gas, electricity and drainage. Each flat has its own connection, but gas is only connected to flat 1.

Council Tax: Each flat is band A with approx. £1,612 payable for 2025-6. North Yorkshire Council. Tel 01723 232323

Planning: The property is a grade II listed building and also lies in a designated Conservation Area. North Yorkshire Council. Tel: 01723 232323.

Post Code: YO21 1QS

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.





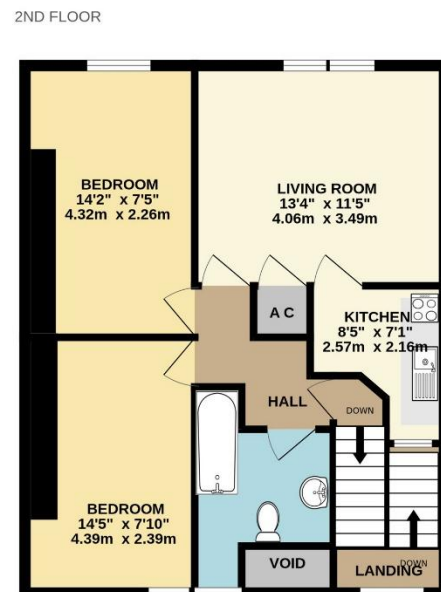
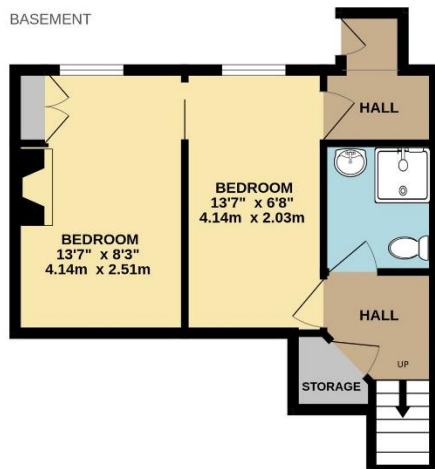
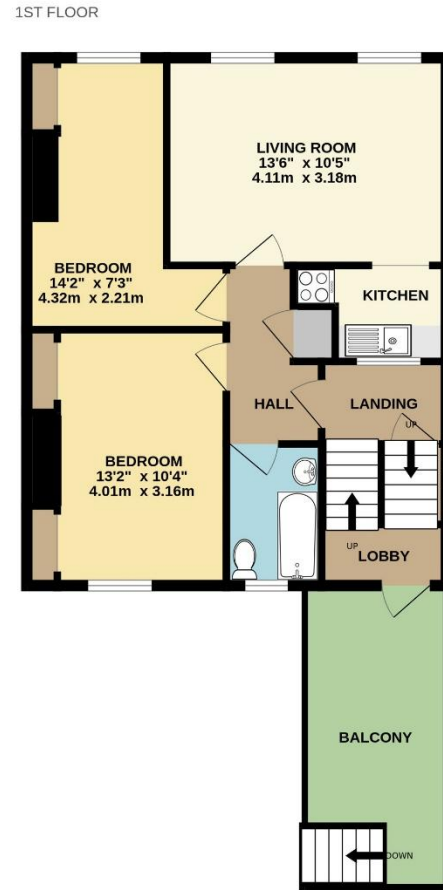
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TOTAL FLOOR AREA : 2239 sq.ft. (208.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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