

# RICHARDSON & SMITH

Chartered Surveyors

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**TO LET**

**1-2 SANDGATE, WHITBY**

**TO LET**

*Whitby Town Centre*



**WE ARE OFFERING THIS PROMINENTLY POSITIONED RETAIL SHOP TO LET ON A NEW LEASE ON TERMS TO BE AGREED.**

**IT IS SET ON THE JUNCTION OF BRIDGE STREET AND SANDGATE, JUST BY THE SWING BRIDGE IN WHITBY TOWN CENTRE, ONE OF THE MOST PROMINENT LOCATIONS AVAILABLE.**

**Retail Shop with Kitchenette & WCs**

**TO LET BY PRIVATE NEGOTIATION**

**OFFERS ON £40,000 Per Annum. (plus VAT if applicable)**

[email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)

[www.richardsonandsmith.co.uk](http://www.richardsonandsmith.co.uk)



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Tel: (01947) 602298 Fax: (01947) 820594



Partners: Robert C Smith Ian K Halley FRICS James EJ Smith MRICS FNAEA

## **PARTICULARS**

The property comprises an L-shaped retailing space measuring a total of approximately 1050 sq ft (97.5 sqm), with dual frontage onto the road (Bridge Street) and onto Sandgate, a mainly pedestrianised road leading to the old Market Place. Some of the retail floor area has currently been converted to an office and storage, plus a hallway.



A small additional storage area with kitchenette facilities and WCs lies on the northern end of the frontage facing onto Sandgate.



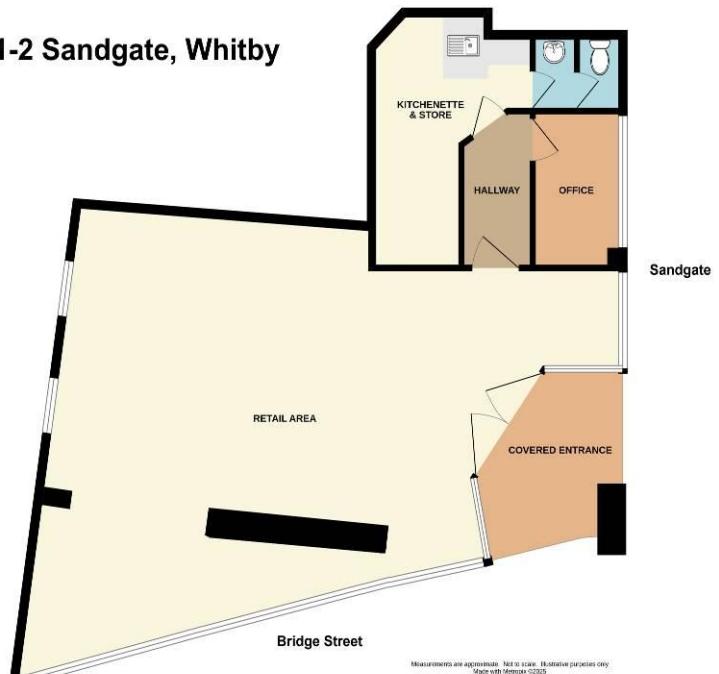
Lastly used as retail premises, this is an area with high levels of tourist footfall, the swing bridge being the only connection between the east and west sides of the town centre and therefore on the route taken by visitors crossing on their way up towards the 199 steps and Whitby Abbey. These premises could suit a variety of users, subject to planning.

## **PREFERRED LETTING TERMS**

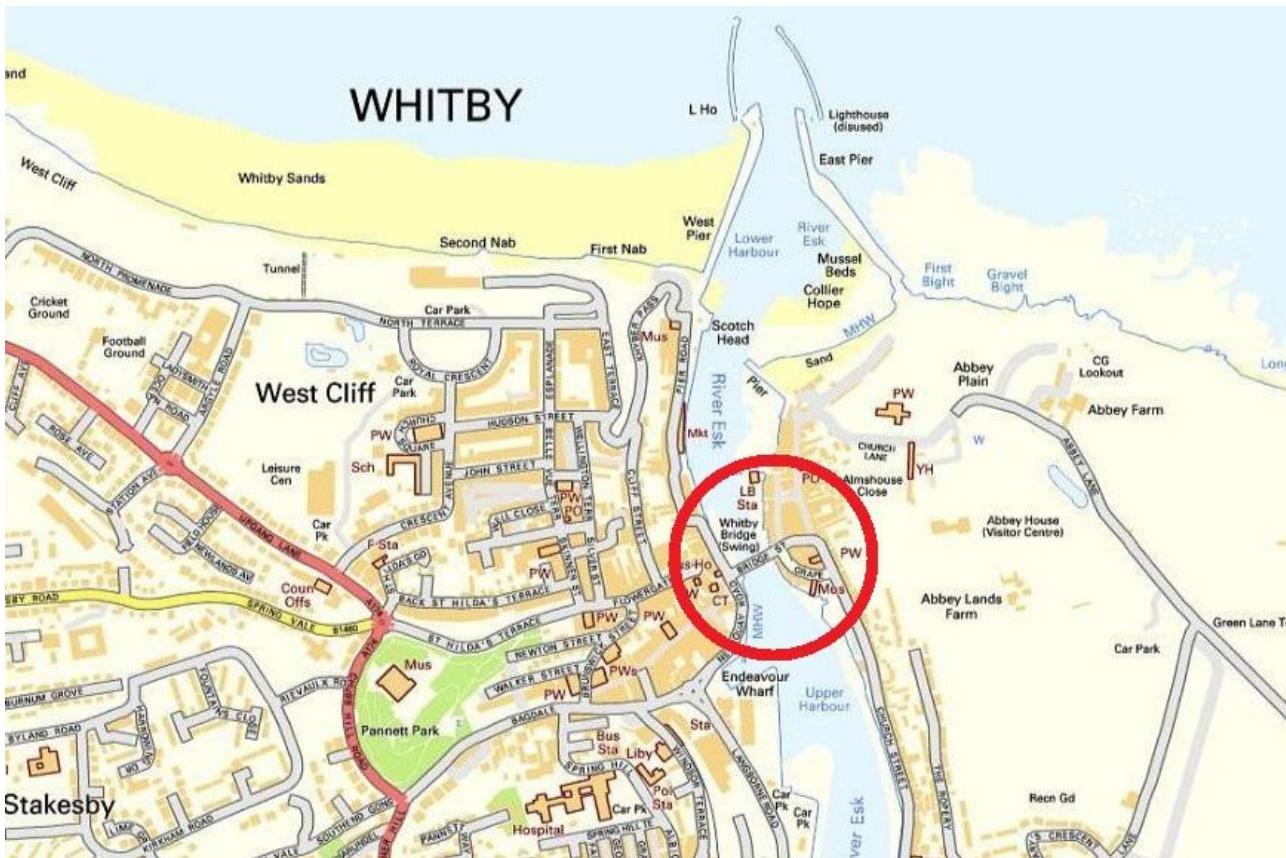
The tenant will be able to negotiate on terms, but the landlord would prefer a medium term lease (approx. 6 years) with the tenant reimbursing the landlord for annual insurance contributions and also being responsible for repairs, including décor, plumbing, wiring and glass, etc.

The tenant will be responsible for paying the landlord's legal fees for drafting the tenancy agreement.

**1-2 Sandgate, Whitby**







## GENERAL REMARKS

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

**Credit Checks & ID Checks:** Applicants, if chosen, will need to submit a referencing application for which there is a charge of £50 per applicant and prove their identities.

**Directions:** This property is the corner of Sandgate and Bridge Street on the east side of the river running through the town. See location map.

**Planning / Local Authority:** The property falls with the administrative area of North Yorkshire Council. Tel (01723) 232323. The property's current status is retail. This is a Conservation Area and the property is grade II listed.

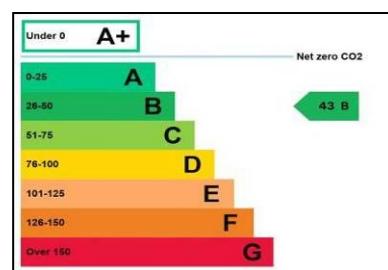
**Business Rates:** Rateable Value £30,000 per annum. Rates payable are therefore approx. £14,970 per annum for 2025-26 before reliefs. North Yorkshire Council Tel: 01723 232323.

**Services:** The property is connected to mains water, electricity, gas and drainage.

**Post Code:** YO22 4DB

### 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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property if you are considering selling*



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