

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

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)

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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





