



Bowcliffe

# FOR SALE

MIXED USE

REFURBISHMENT/DEVELOPMENT

OPPORTUNITY



16 BRIDGE STREET

WHITBY

YO22 4BG

## LOCATION

The property is situated on Bridge Street in Whitby in close proximity to the swing bridge in the southern section of the town centre. Benefitting from good footfall being on the route to Whitby Abbey and the cobbled streets of Sandgate and Church Street.

## DESCRIPTION

This mid-terraced property is arranged on ground, basement and 3 upper floors, currently providing retail sales and storage accommodation, with a 3 bed roomed flat arranged on the second and third floors.

Approximate internal floor areas are;

Ground	815 sq ft	75.71 sq m
First	590 sq ft	54.77sq m
Second	583 sq ft	54.23sq m
Third	325 sq ft	30.13sq m
Basement	456 sq ft	42.08sq m

## PLANNING

The property is a Grade II Listed building.

The property has planning permission for the conversion of the upper floors to form a 5 bed holiday apartment, reference 22/02528/FL, with independent access from the retail unit.

## TERMS

The property is available for sale with vacant possession at the asking price of £695,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VAT

The property is not registered for VAT.

## BUSINESS RATES

The property has a Rateable Value of £29,750.

For further information please contact the Business Rates Department at North Yorkshire Council.

## FURTHER INFORMATION

For further information or to make an appointment to view please contact the sole agent, Bowcliffe.

Tel: 0113 245 2452 / 07973 833085

Contact: Jeff Robertson  
Email: [jr@bowcliffellp.com](mailto:jr@bowcliffellp.com)

Subject to Contract

### THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.