



01947 601301

WATSON'S JET SHOP,
151 CHURCH
STREET, WHITBY



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PROPERTY FEATURES

- Mixed-Use Property in the Town Centre
- Retail Premises with Window Frontage onto Church Street
- Workshop Space & a Kitchen on the Ground Floor
- First Floor Lounge with a Fireplace & Paneling
- 3 Bedrooms, House Bathroom & Attic Room
- Private Outside Yard with Separate Access
- Grade II Listed Property within a Conservation Area

Type: **COMMERCIAL**
Availability: **FOR SALE**
Bedrooms: **3**
Bathrooms: **1**
Outside Space: **YARD**

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WATSON'S JET SHOP, 151 CHURCH STREET, WHITBY- Commercial -



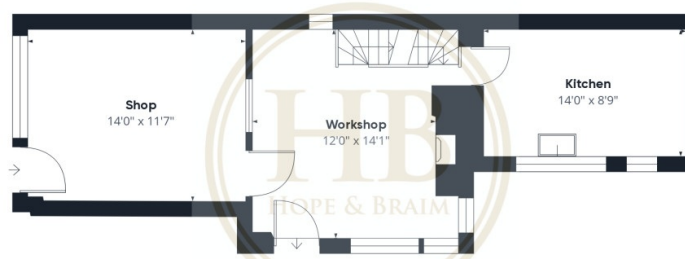
Hope & Braim are delighted to present 151 Church Street in Whitby to the market. This mixed-use property comprises a retail unit with living accommodation above and a private yard located on the prime commercial street in town. The property is Grade II Listed and still retains some period features including timber paneling, beamed ceiling and sash windows, plus modern gas central heating throughout. On the ground floor there is a 160 sq ft shop at the front with the potential to double the size of the shop by expanding the retail space into the workshop at the back. The workshop is only separated by a stud wall and has a brick fireplace with stove that would make a great feature and there is a second entrance door. At the rear of the ground floor is a kitchen and below the workshop is a cellar space. On the three floors above is the living accommodation that comprises a lounge with wood paneling and a fireplace, a bathroom suite, and three double bedrooms. On the top floor is an attic room with a beamed ceiling and a Velux window. The property will require refurbishment and has great potential to be improved, including possibly separating the accesses for the shop and the flat above. Outside there is a private, enclosed yard that has direct access to Church Street.



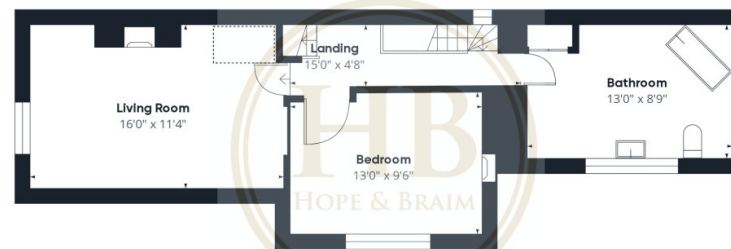
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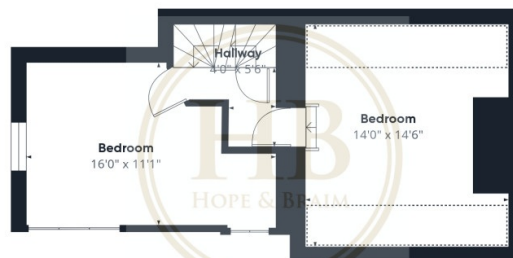
Floor -1



Floor 0



Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

1689.18 ft²

Reduced headroom

158.66 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

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