



01947 601301



## 15 FLOWERGATE, WHITBY

2 BED CHARACTER PROPERTY



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## PROPERTY FEATURES

- Mixed-Use Freehold Property in the Coastal Town of Whitby
- 600 sq ft Retail Shop with Window Frontage
- 1st Floor Workshop/Storage with Kitchenette
- 2 Self-Contained Flats on the Upper Floors
- Both Front & Rear Access (external steps)
- Town Centre Location with Good Passing Trade

Type: **CHARACTER PROPERTY**

Availability: **FOR SALE**

Bedrooms: **2**

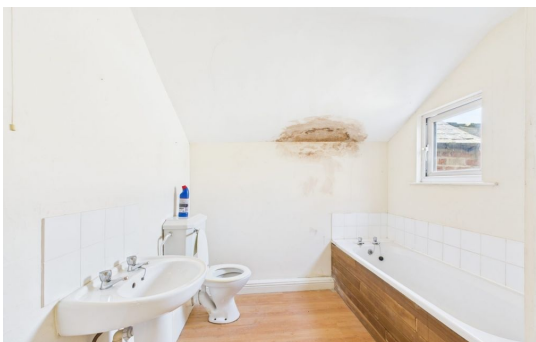
Bathrooms: **2**

Reception Rooms: **2**

Tenure: **FREEHOLD**

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15 FLOWERGATE, WHITBY- 2 bed Character Property -£360,000





Hope & Braim are delighted to present 15 Flowergate in Whitby to the market. This mixed-use property comprises a retail shop on the ground floor and two self-contained flats on the upper floors located on the busy trading street of Flowergate. The period building has an attractive façade with a glazed shop frontage and bay window above, whilst inside the rooms are well-proportioned and have high ceilings. The commercial element comprises a shop floor of approximately 600 sq ft on the ground floor and a workshop and storage on the first floor that also has a small kitchenette and staff WC. On both the upper floors there are self-contained one bed apartments that are accessed via the rear of the building with stepped access from the yard. Both apartments have a living room, separate kitchen, one bedroom, and a bathroom, with the benefit of electric heating throughout. The apartments have potential to be improved by refurbishing them, plus the first floor could also be converted into a third, one bed apartment. The shop is currently trading as The Wedding Shop but will be offered as an empty unit on completion, suitable for a variety of retail businesses. Flowergate is a bustling street with a mix of independent shops and eateries that attract locals and tourists alike. The shop's Rateable Value is £15,250 and both apartments are Council Tax Band 'A'.



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