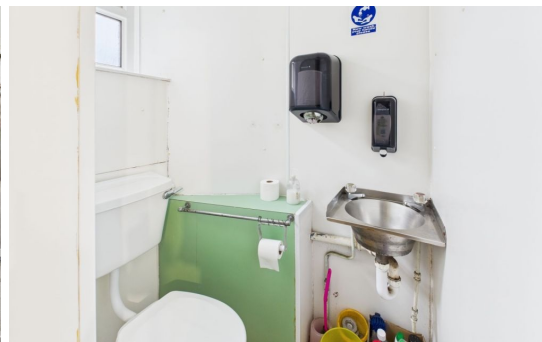




01947 601301

1 THE PARADE, WHITBY

4 BED COMMERCIAL



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PROPERTY FEATURES

- Freehold Commercial Premises with Accommodation
- Hot Food Takeaway with Commercial Kitchen
- 4 Double Bedrooms, 1 Bathroom & Downstairs WC
- Lawned Garden & Double Garage to the Rear
- Forecourt to the Front for Customer Parking
- Located on a Parade of Shops on Whitby's Westcliff
- Great Potential for Development subject to PP

Type: **COMMERCIAL**
Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **1**

Parking: **ALLOCATED PARKING,
DOUBLE GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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1 THE PARADE, WHITBY- 4 bed Commercial -£375,000



An exceptional opportunity to acquire a freehold commercial premises with substantial four-bedroom accommodation, occupying a prominent position on Whitby's Westcliff parade. Currently operating as Rainbow Chinese Takeaway, this versatile property presents tremendous potential for discerning investors or owner-occupiers seeking to establish or expand their business ventures. The commercial ground floor comprises a fully equipped hot food takeaway with comprehensive kitchen facilities, complemented by customer forecourt parking—a valuable asset in this sought-after location. The layout provides excellent scope for continuation of the existing trade or adaptation to alternative commercial uses, subject to necessary consents. The accommodation extends over two floors and benefits from a separate entrance, allowing the residential quarters to operate independently from the commercial premises below, ideal for investors seeking rental income whilst maintaining business operations, or for creating entirely separate living and working environments. The first and second floors reveal generous four-bedroom accommodation alongside bathroom and downstairs WC facilities. Whilst the residential quarters require comprehensive refurbishment, they offer remarkable potential to create comfortable living space, perfect for owner-occupiers seeking to minimise overheads or investors looking to maximise rental yields. Externally, the property benefits from a lawned garden and double garage to the rear, providing secure storage and additional outdoor amenity—features rarely found with commercial properties of this nature. The forecourt parking enhances customer accessibility, crucial for maintaining footfall and business viability. Westcliff's parade location ensures strong visibility and passing trade, with the area benefiting from established residential communities and Whitby's thriving tourist economy. The property's substantial footprint and adaptable layout present considerable development potential, subject to obtaining appropriate planning permission.



1 THE PARADE, WHITBY- 4 bed Commercial -£375,000

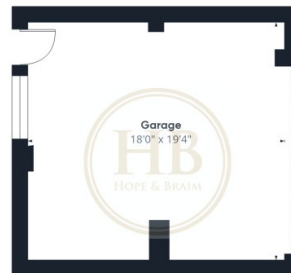


Floor 0 Building 1



Floor 1 Building 1

Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

2165 ft²

Reduced headroom

21 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

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

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

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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.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

