



01947 601301



CLARKE'S OF WHITBY,
SKINNER STREET



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PROPERTY FEATURES

- Established off-license business for sale
- Highly profitable with an excellent gross income
- 550 Sq Ft of retail space plus storage rooms and cellar
- Prominent corner site on a busy trading street in a popular coastal resort
- A new 9 year lease is available subject to landlord's approval
- Ideal for those wanting a lifestyle change or become their own boss
- Annual rent of £13,000 payable monthly
- Plus Stock at Valuation

Type: **COMMERCIAL**
Availability: **FOR SALE**
Tenure: **LEASEHOLD**

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CLARKE'S OF WHITBY, SKINNER STREET - Commercial - £100,000

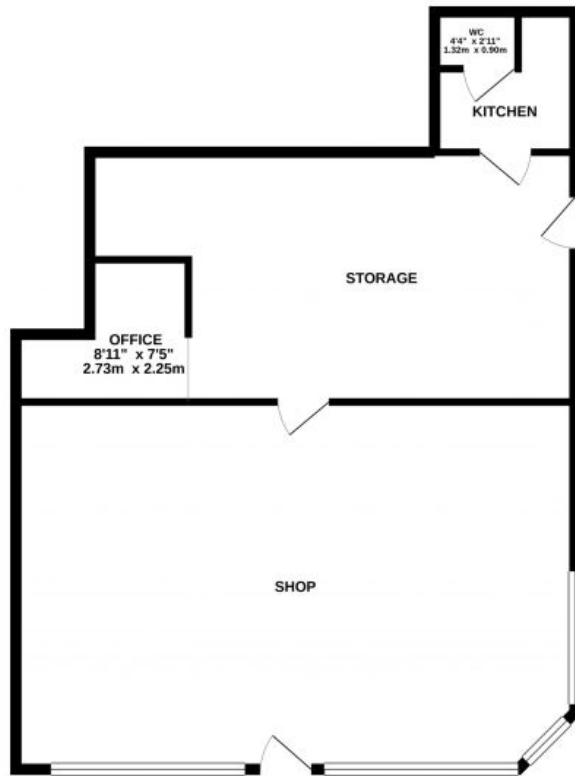


Hope & Braim are delighted to bring Clarke's Off-License of Skinner Street to the market. This highly profitable business with excellent gross income. Although the current business owners have been trading for the past 15 years, a shop has been on this prominent corner site for more than 60 years. The premises comprise a double fronted shop with 550 sq ft of retail space with large display windows, a large storage area to the rear plus an office, kitchen, and staff WC. There is also a large cellar below which can be used for additional storage. The retail business is supplemented by having a full Lottery contract and Your cash ATM machine. Skinner Street has a range of independent shops, cafes and restaurants including the famous Botham's Bakers opposite, which draws much footfall to the street from visitors and locals alike. With the shop income on the increase even during the current economic climate, this business has proved to be highly resilient. A new 9-year lease will be offered subject to the landlord's approval and with a yearly rent of £13,000. Trading accounts are available to interested parties after registering with the selling agents.

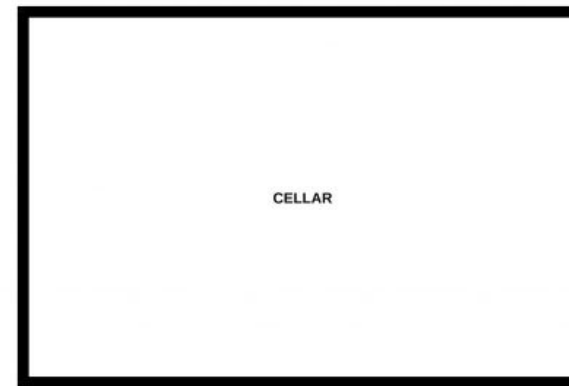


CLARKE'S OF WHITBY, SKINNER STREET - Commercial - £100,000

GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



BASEMENT LEVEL
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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