

Blenkin

& Co

ESTABLISHED 1992



128 • CHURCH STREET • WHITBY



# 128 CHURCH STREET

Whitby, North Yorkshire YO22 4DE

Scarborough 19 miles • Pickering 20 miles •  
York 45 miles

**Outstanding piece of real  
estate on one of Whitby's best  
loved streets**

Shop floor • kitchen/dining/living room  
• 2 bedrooms with en suite  
bathrooms

Lower basement potential for further  
living space

**For Sale Freehold**

Church Street is quintessential Georgian Whitby, an attractive cobbled lane leading up to 'The Church Stairs', the famous 199 steps that ascend to cliff-top Whitby Abbey. The location could not be better being in the heart of this flourishing seaside town with the amenities all within comfortable reach on foot. No. 128 is a superb mid-terrace eighteenth-century property with a shop floor that offers income potential and further significant potential to be gained from the development of the basement and lower basement. The outlook from the upper floors is outstanding with panoramic views across the harbour from the rear.

- Georgian terraced property listed Grade II
- Magnificent harbour views
- Accommodation and retail space of more than 1300 sq ft
- Lower basement (27'2" x 12'7") with lapsed planning permission
- Excellent trading position on a thriving cobbled lane
- Historic Conservation area

- Centrally located for Whitby old town (east side) and the beach
- Vacant possession and no onward chain

## Environs

The wide range of amenities to be found in historic Whitby, including the sandy beach, lie

within and around Church Street and are all within comfortable walking distance. The A171 lies half a mile to the north connecting to Scarborough and Middlesbrough, as well as to the A169 south across the Moors to Pickering and on to York.

**Tenure:** Freehold

**EPC Rating:** Exempt as Listed Grade II

**Services & Systems:** All mains services.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Local Authority:** North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk) Conservation Area

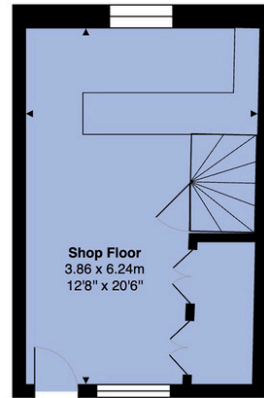
**Directions:** Turn into Church Street and No. 128 is found a few hundred yards on the left hand side of the cobbled street. It is currently trading as "Jet Black".  
What3words: ///explained.escapades.origin

**Viewing:** Strictly by appointment

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



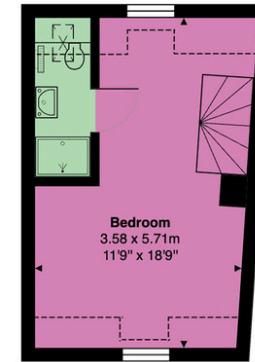
# 128 Church Street, Whitby, YO22 4DE



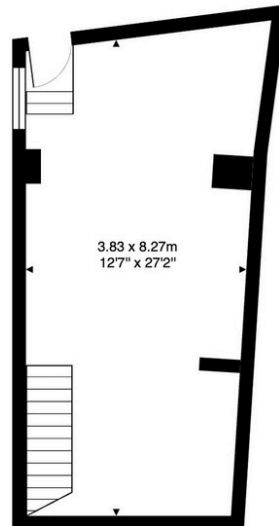
**Ground Floor**  
Gross Internal Area: 24.7 m<sup>2</sup> ... 266 ft<sup>2</sup>



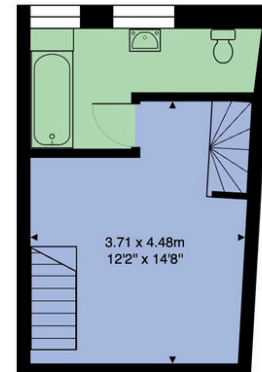
**First Floor**  
Gross Internal Area: 23.9 m<sup>2</sup> ... 257 ft<sup>2</sup>



**Second Floor**  
Gross Internal Area: 21.1 m<sup>2</sup> ... 228 ft<sup>2</sup>



**Lower Basement**  
Gross Internal Area: 32.0 m<sup>2</sup> ... 345 ft<sup>2</sup>



**Basement**  
Gross Internal Area: 22.0 m<sup>2</sup> ... 236 ft<sup>2</sup>

Gross Internal Area: 123.7 m<sup>2</sup> ... 1331 ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
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City

Country

Coast