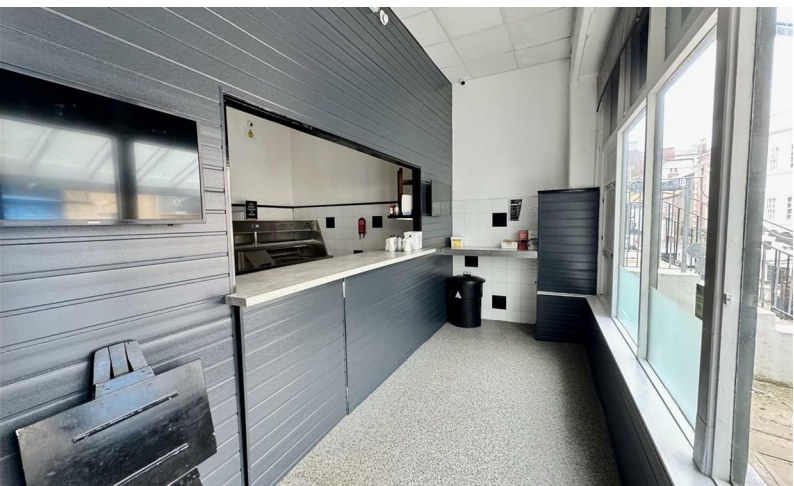




colin ellis
your trusted property experts

**Silver Street,
Whitby, YO21 3BX**

Rent - £9,500 Per Annum

Nestled in the heart of Whitby, on Silver Street, this commercial property presents a remarkable opportunity for an experienced operator. Currently closed due to other business commitments we are offering a fully equipped Fish and Chip shop business that is ready for immediate operation, allowing you to step in and start trading without delay.

Whitby is renowned for its rich maritime heritage and is a popular destination for both locals and tourists alike, making this an excellent opportunity.

We are offering a new lease direct from the Landlords with terms to be agreed at a commencing rent of, £9,500 per annum and £20,000 as an ingoing for the fixtures and fittings.

LOCATION

The business premises are situated on Silver Street in Whitby and is within close proximity to the main town and a large amount of residential homes and holiday lets.

THE PREMISES

Forecourt to the front with door opening to the counter with frying range behind. Steps lead up to the kitchen and then with internal stairs down to the WC and prep room with a yard to the rear.

THE BUSINESS

Silver Street Fisheries has been staff lead for a number of years and due to other business commitments our clients have decided to close the business and allow someone to take it on fully and run with a new lease.

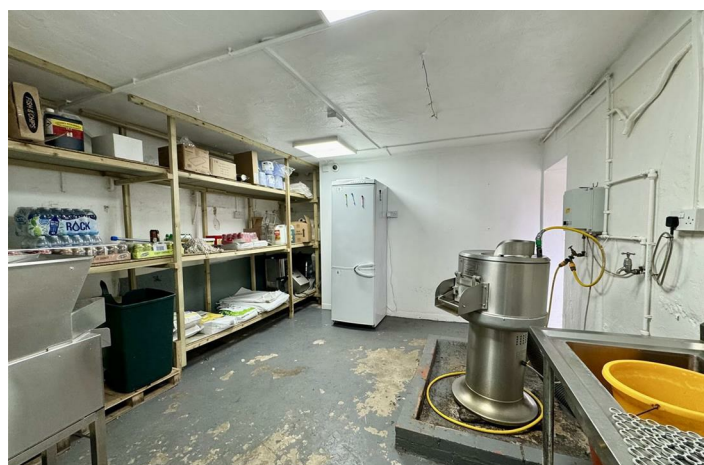
RENT

Commencing rent of £9,500 per annum with terms to be agreed.

VIEWING

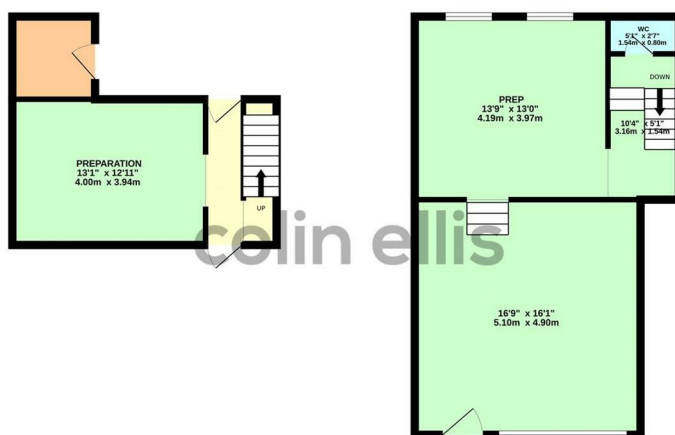
Strictly via prior appointment with sole agents Colin Ellis Property Services on 01723 363565

To view all our current commercial listings please visit www.colinellis.co.uk



BASEMENT
230 sq.ft. (21.3 sq.m.) approx.

GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
Made with Hogen 12/2025

Silver Street - 18726532
Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.
Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C	81	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk