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

Rent - £22,500 Per Annum

Situated on Silver Street, this former café presents an exceptional opportunity for those seeking a commercial space in a prime location. With its strategic position in the town centre, this property benefits from being located around the residential area of Whitby which includes permanent residence and holiday lets.

The space boasts a fully equipped kitchen, ready for immediate use, allowing for a seamless transition for any culinary business. Whether you envision a charming café or a trendy eatery this property provides the perfect canvas to bring your ideas to life.

The property is available to let on a new Landlord & Tenant Act lease direct from the landlord with terms to be agreed.

This is a rare chance to secure a commercial property in such a desirable location. Do not miss out on the opportunity to establish your business in the heart of Whitby.

LOCATION

The unit is situated on Silver Street in Whitby town centre and is nestled in the charming back streets with a mixture of commercial and residential properties in the surrounding vicinity.

THE UNIT

10.1 m x 11.1 max (33'1" m x 36'5" max)

Double fronted entrance door opening to the open plan seating area with serving counter to the rear

KITCHEN

3.3 m x 5.2 m (10'9" m x 17'0" m)

Well equipped working kitchen with stainless steel extractor, cooker, work benches, fridge and freezers.

OFFICE/STORE ROOM

2.1 m x 4.7 m (6'10" m x 15'5" m)

With a window to the front

W/C

2 m x 3.9 m (6'6" m x 12'9" m)

Ladies WC and Gents WC

TENURE

Available on a new Landlord & Tenant Act lease with terms to be agreed.

RENT

£22,500 per annum including reasonable use of utilities including water, electricity and gas

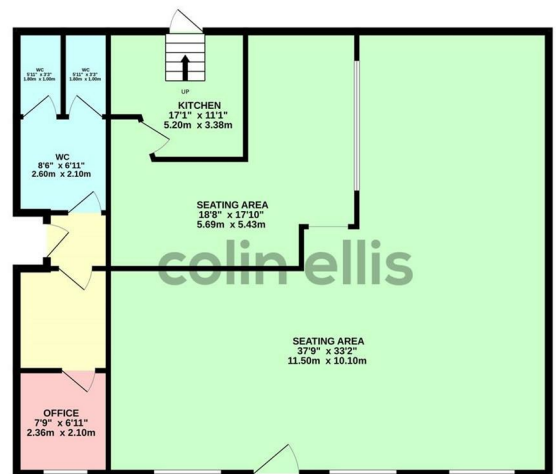
VIEWINGS

Strictly via sole agents Colin Ellis Property Services on 01723 363565

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GROUND FLOOR
1733 sq.ft. (161.0 sq.m.) approx.



TOTAL FLOOR AREA: 1733 sq.ft. (161.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, rooms and any other areas are approximate and it is recommended that you obtain a professional valuation of the property. The plan is for information purposes only and should not be used as a guide for any other purpose. The actual layout and dimensions may vary from the plan shown and no liability is accepted for any errors or omissions. Measurements are to the internal face of walls unless otherwise stated.

Silver Street - 18754302

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			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(49-54)	D		
(39-48)	E		
(29-38)	F		
(1-28)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



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