



colin ellis

**6 - 7 Bridge Street**  
**Whitby, YO22 4BG**

**Guide Price £600,000**

We are delighted to bring to the market this FREEHOLD BUILDING that is currently arranged as a Fish & Chip Takeaway business on one side and a Coffee and Book Shop on the other. The building enjoys an ENVIABLE POSITION on Bridge Street and is being offered on a Freehold basis with VACANT POSSESSION. It includes a TWO BEDROOM self-contained FLAT and another THREE BEDROOM self-contained FLAT.



This three storey building enjoys an enviable position on Bridge Street, where it benefits from all year round trade, which obviously peaks during the busy summer season. The building has previously been trading as a well established fish & chip takeaway along with a book shop and cafe on the other side. The upper floors are arranged as two spacious flats. The building is being sold with vacant possession excluding any fixtures and equipment. From verbal enquiries to the vendor it is believed that the equipment may be sold by separate negotiation.

### LOCATION

Whitby is a popular East Coast Resort on the North Yorkshire Coast approximately forty miles north east of York and twenty miles north of the resort of Scarborough. Whitby is a gateway to The North Yorkshire Moors National Park with places such as Grosmont and Goathland being only 7 - 10 miles away.

The town centre accommodates a number of national retailers on or around the pedestrianised precinct, which links to Pier Road, the wharf, and also the swing bridge that crosses to the southern part of Whitby town centre including Bridge Street and the cobbled streets of Church Street and Sandgate, and also the famous Whitby Abbey. With a reported 1.1m tourist day trips in 2014 Whitby is on the rise as a bustling tourist destination. Bridge Street is very busy benefiting from high footfall forming part of the main pedestrian route to the southern part of Whitby town centre and beyond to the Abbey.

### FISH & CHIP TAKEAWAY

Entrance door into a main serving area that leads back to a kitchen area.

### BOOK SHOP / CAFÉ

With its own entrance this side is well presented and would be suitable for a variety of retail uses if you did not wish to set up as a cafe again. There is a heating and air conditioning unit. A door from the rear of the cafe leads to the toilets and a fire door.

Gents WC

Ladies WC

Separate disabled WC





#### FLAT 1

This is currently arranged as a self-contained two bedroom maisonette and let out.

#### FLAT 2

This is a three bedroom maisonette currently used for storage.

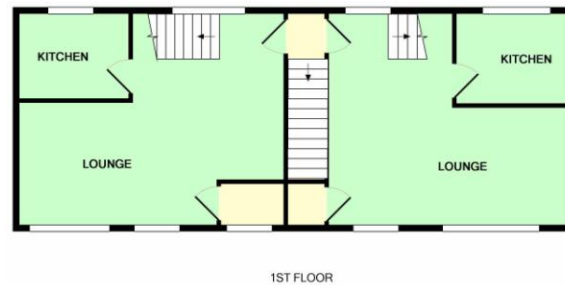
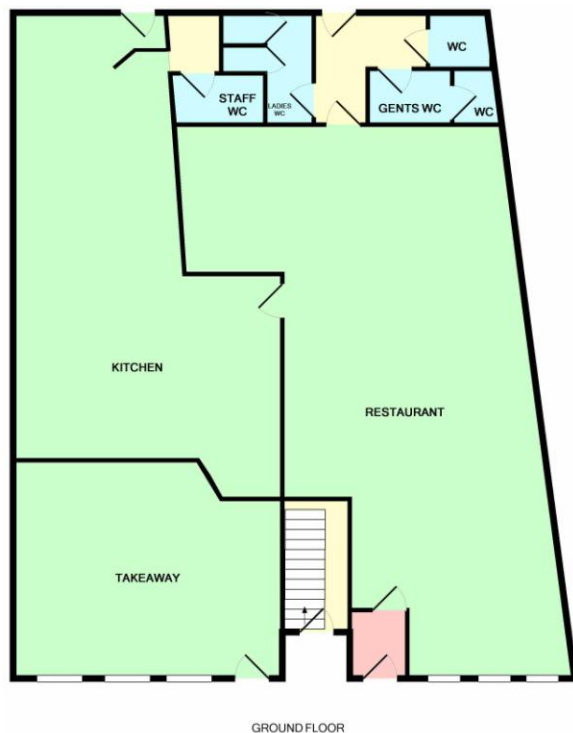
#### BUSINESS RATEABLE VALUE

From enquiries to the VOA website we believe the current business rateable value for the ground floor is £37,500 per annum.

#### VIEWING

Strictly via sole agents, Colin Ellis Property Services on Tel: 01723 363565.





6 - 7 Bridge Street - Reference Number:

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 COLINELLIS 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.



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