



Bright & Sons, 27-28 St. Nicholas Street, Scarborough, YO11 2HF

Guide Price £295,000

- Prime Scarborough town centre
- Strong footfall & visibility
- Ancillary office and storage
- 4,522 sq.ft. / 420 sq.m.
- Investment and redevelopment opportunity
- Ground floor prime retail unit
- Two 3 bed maisonettes
- Original features inc. fireplaces
- Suitable for continued and mixed-use

27-28 St. Nicholas Street, Scarborough YO11 2HF

For the first time in over 65 years, the freehold interest in the renowned Brights Jewellers premises, together with the associated residential accommodation, is being offered to the open market. This represents a rare opportunity to acquire a well-known landmark property in the heart of Scarborough town centre. The property occupies a highly prominent position on St Nicholas Street, one of the town's principal commercial thoroughfares, benefitting from strong levels of footfall and visibility. The building has long been associated with Brights, a name synonymous with fine jewellery and quality goods in Scarborough, which is well recognised locally.



Council Tax Band: A



The combination of a prime retail unit with significant residential elements offers considerable flexibility, either for continued mixed-use occupation, investment purposes, or potential redevelopment (subject to the necessary consents).

For the first time in over 65 years, the freehold interest in the long-established Brights jewellers premises, together with associated residential accommodation, is available on the open market. The property is prominently situated in Scarborough town centre and comprises a substantial part-commercial, part-residential building extending to approximately 4,522 sq.ft. (420 sq.m.) gross internal area.

Accommodation

Ground Floor (Commercial)

- Principal retail unit (former jewellers shop)
- Office and storage accommodation
- Ancillary storage for the retail unit
- External storage and workshops
- 2 Toilets

Residential Accommodation

Both maisonettes offer versatile space arranged over 3 floors it could compliment the existing business as staff accommodation or as separate residential accommodation. Both maisonettes have access to exceptional storage throughout.

Maisonette 1 – 27 St Nicholas Street

- Three bedrooms
- Kitchen
- Bathroom
- Separate WC

Maisonette 2 – 28 St Nicholas Street

- 3/4 Bedrooms (3 bedrooms with original feature fire places).
- Additional storage
- Kitchen with gas cooker
- Bathroom with new Ideal gas boiler (installed 2024)
- Sash windows
- 2 separate WC's

Tenure-Freehold.

Services

We understand that mains gas, electricity, water, and drainage are connected to the property. A new gas-fired Ideal boiler was fitted in 2024 within maisonette 2.

Current rateable value (1 April 2023 to present) £16,750

Council Tax-Maisonettes

1 27 St Nicholas Street Band A

28 St Nicohlas Street Band C

Planning

The property is part-commercial and part-residential. Interested parties should satisfy themselves as to the current permitted uses and any potential for alternative uses with the Local Planning Authority.





Floor 0 Commercial Unit



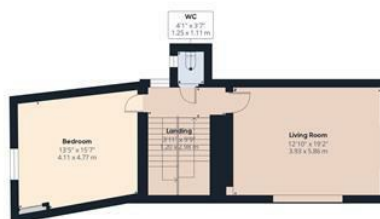
Floor 0 Commercial Unit



Floor 0 Commercial Unit



Floor 1 Maisonette 1



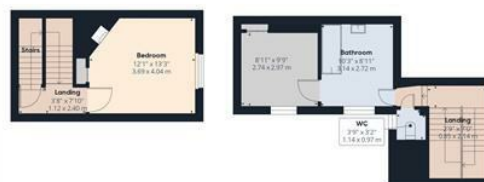
Floor 2 Maisonette 1



Floor 3 Maisonette 1



Floor 1 Maisonette 2



Floor 2 Maisonette 2



Floor 3 Maisonette 2

Approximate total area⁽¹⁾

4774 ft²

443.8 m²

Reduced headroom

54 ft²

5 m²

(1) Excluding balconies and terraces

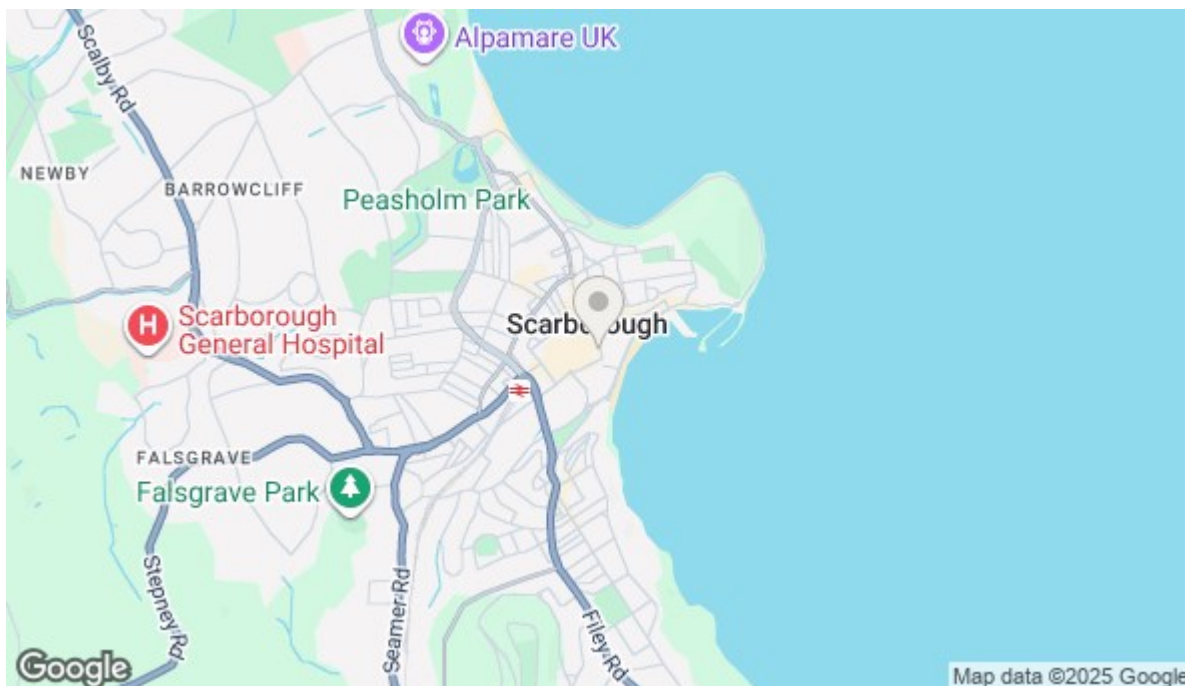
Reduced headroom

Below 5 ft/1.5 m


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewings

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