

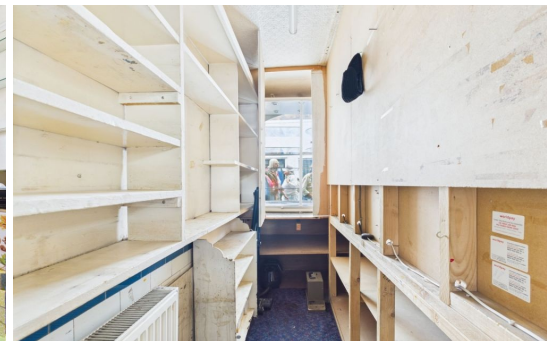


01947 601301



9 SANDGATE, WHITBY

3 BED COMMERCIAL



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PROPERTY FEATURES

- Grade II Listed Mixed-Use Freehold Property
- 500 Sq Ft of Retail Space with Large Display Window
- 3 Bedroom Apartment with Separate Entrance
- Large Cellar with Original Tiled Cold Store
- Harbourside Yard to the Rear with Views
- Property will Require Refurbishment Throughout
- Prime Trading Street with Excellent Footfall

Type: **COMMERCIAL**
Availability: **FOR SALE**
Bedrooms: **3**
Bathrooms: **1**
Reception Rooms: **1**
Outside Space: **YARD**
Tenure: **FREEHOLD**

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9 SANDGATE, WHITBY- 3 bed Commercial -£350,000



Hope & Braim are delighted to present 9 Sandgate in Whitby to the market. A rare opportunity to acquire this characterful Grade II Listed mixed-use freehold property in the heart of Whitby's bustling trading quarter. This substantial period building offers exceptional potential for the discerning investor or owner-occupier seeking a unique lifestyle proposition. The ground floor presents 500 square feet of prime retail space, enhanced by impressive large display windows that maximises street presence on this popular thoroughfare. The excellent footfall ensures strong commercial viability for various retail ventures. Above, a generous three-bedroom apartment provides comfortable residential accommodation with its own separate entrance, offering privacy and independence. The layout presents excellent potential for modernisation whilst respecting the property's historic character. Below ground, the substantial cellar features an original tiled cold store - a fascinating period detail that adds both character and practical storage solutions. This lower level offers exciting possibilities for creative use. The property's crowning glory is undoubtedly the private harbourside yard to the rear, delivering enviable views that capture Whitby's maritime essence. This outside space provides a tranquil retreat from the vibrant street frontage. Located on a prime trading street with consistent footfall, the position ensures strong commercial prospects whilst being moments from Whitby's renowned harbour, historic abbey, and thriving tourist attractions. The property requires comprehensive refurbishment, presenting an exciting blank canvas for restoration to former glory, although the roof and windows have been replaced to comply with the properties listed status. This represents a genuine opportunity to create something truly special in one of Yorkshire's most desirable coastal locations.



9 SANDGATE, WHITBY- 3 bed Commercial -£350,000



Floor 0

Floor 1



Floor 2

Floor 3

Approximate total area⁽¹⁾
1673 ft²
Reduced headroom
177 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

GIRAFFE360

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

