RICHARDSON & SMITH

Chartered Surveyors · Estate Agents · Auctioneers · Valuers

FOR SALE **TO LET**

128 CHURCH STREET WHITBY

Whitby Town Centre



SITUATED ON THE EAST SIDE OF THE RIVER IN WHITBY TOWN CENTRE, THIS MIXED PROPERTY COMPRISES A LOCKUP SALES SHOP WITH 1 BEDROOM APARTMENT ABOVE AND 2 BASEMENT LEVELS BELOW WITH DEVELOPMENT POTENTIAL.

WE ARE OFFERING THESE PREMISES TO LET ON A NEW LEASE; OR FOR SALE ON A FREEHOLD BASIS WITH VACANT POSSESSION.

GUIDE PRICES **RENT: £20,000 pa** **SALE: £269,950**

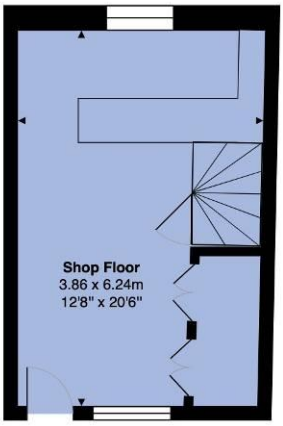
email@richardsonandsmith.co.uk **www.richardsonandsmith.co.uk**

RICS

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA
Tel: (01947) 602298 Fax: (01947) 820594

The Property Ombudsman

Partners: Robert C Smith Ian K Halley FRICS James EJ Smith MRICS FNAEA



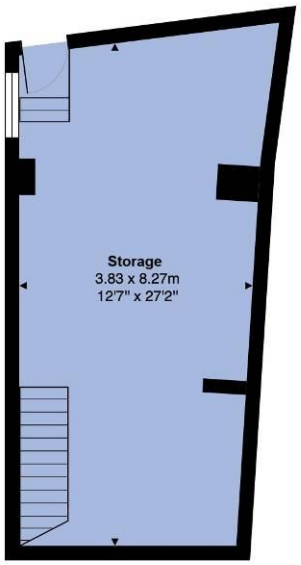
Ground Floor



First Floor

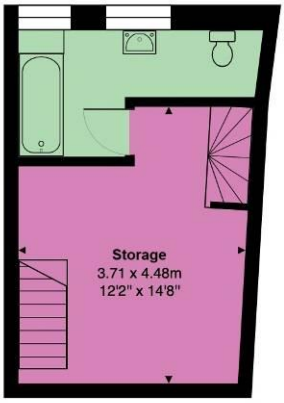


Second Floor



Lower Basement

All measurements are approximated for display purposes only and should be independently verified



Basement



ACCOMMODATION

The grade II listed property comprises a lock-up retail shop at ground floor level, as approached from the Church Street side, with 2 floors above offering a 1 bedroom apartment. The land to the rear, facing onto New Way Ghaut, extends to 2 further levels below the ground floor. These floors offer storage and a bathroom, with potential to convert, subject to planning, to create a separate apartment, as other properties in this terrace have done.

The shop extends to around 250 sq ft and has been upgraded with a display window and half glazed door facing onto Church Street, and another window to the rear. There are numerous glazed, display cabinets, along each wall and in the centre of the room. A door opens onto a tight winding staircase descending down to the basement level and a staircase leads up to the residential apartment above.



The stair rises up into a first floor living kitchen. There is a sitting area with a window to the front, whilst the fitted kitchen lies to the rear, where a window offers views down onto the harbour.





The fitted kitchen includes an integral oven and a stainless steel sink unit and spaces for further appliances. The gas combi boiler lies on the wall in this room. A staircase then leads up to the second floor where there is a double bedroom with dormer windows to both the front and rear, and a modern, en-suite shower room with a Velux rooflight to the rear.





Descending from the ground floor, the stairs lead down to a basement level providing a store room with a bathroom partitioned off along the rear wall, fitted with a simple white suite and having 2 windows. A hatch in the floor of the store room opens onto a straight stair descending from this level down to the lower basement. This lower basement covers the whole footprint of the building plus a further extension to the rear, where a window and door open out onto the path known as New Way Ghaut.

LOCATION

The property lies in a town centre location, on the main road through the old town on the east side of the river, between the old market square and the 199 steps leading up to the Abbey ruins. See location plan.

TENURE

The property is owned freehold and could be sold with vacant possession.

On a rental basis, the property is available by way of a new lease for a term of years to be agreed, subject to three yearly upward only rent reviews. The landlords would prefer a lease of at least 6 years under the commercial 1954 Landlord and Tenant Act. Terms would include the tenant being responsible for all repairs and maintenance, glazing, plumbing, wiring and décor etc. The tenant will also be responsible for paying the landlord's legal fees for drafting the tenancy agreement and would need to contribute annually towards the insurance for the building.

PLANNING

The property falls with the administrative area of North Yorkshire Council. Tel (01723) 232323. The area is a designated Conservation Area. The property is a grade II listed building. The most recent use of the shop has been as cold food retail.

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice



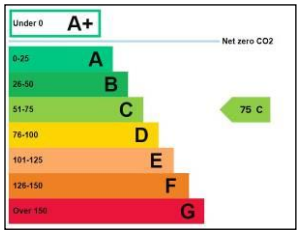
GENERAL REMARKS

Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to making an appointment to view this property.

Directions: From the town centre, head over the swing bridge onto Bridge Street. Take the second road on your left - Church Street – and as you proceed up towards the steps leading up to the abbey, you will find No. 128 on your left hand side. See also location plans. Post Code: YO22 4DE

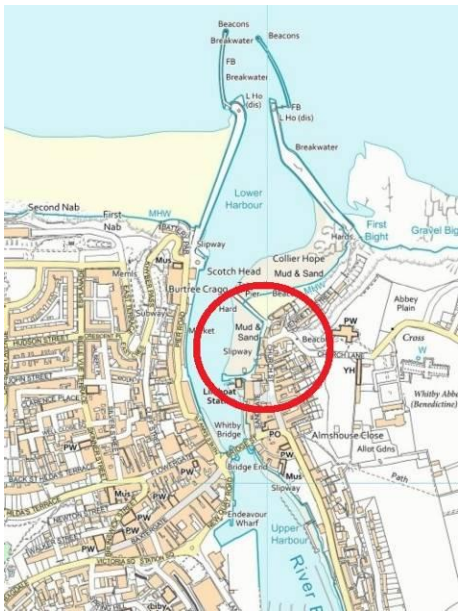
Business Rates: The property is currently assessed for Business Rates with a ratable value of £9,000. Based on current multipliers, approx. £4,491 would be payable for 2025/6 before reliefs. North Yorkshire Council Tel: 01723 232323. The ratable value for 2026 is due to be £11,000. There is a separate council tax assessment– Band B - for the residential apartment with approx. £1,881 payable for 2025/6.

Credit Checks: Applicants for rental, if chosen, will need to submit a referencing application for which there is a charge of £50 per applicant.



Services: Mains water, gas, electricity and drainage. Combi gas central heating.

VAT: Is not applicable to the rent. **Tenure:** Freehold





View all of our residential properties for sale on the internet website: www.rightmove.co.uk

naea | propertymark PROTECTED

Call us for a free appraisal of your property if you are considering selling

rightmove

Tel: (01947) 602298 **Fax: (01947) 820594**