

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

**TO LET**

## **SPANTONS 16 FLOWERGATE, WHITBY**

**TO LET**

*Whitby Town Centre*



**SITUATED IN A PARTICULARLY PROMINENT POSITION ON THE WEST SIDE OF THE RIVER IN WHITBY TOWN CENTRE, THIS FABULOUS LOCKUP SALES SHOP WITH BASEMENT STORE IS AVAILABLE TO LET ON A NEW LEASE.**

### Accommodation

Lock-up retail shop with storage and WC cloakroom off. Basement storage area.

**GUIDE RENT: £15,000 per annum**

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[www.richardsonandsmith.co.uk](http://www.richardsonandsmith.co.uk)



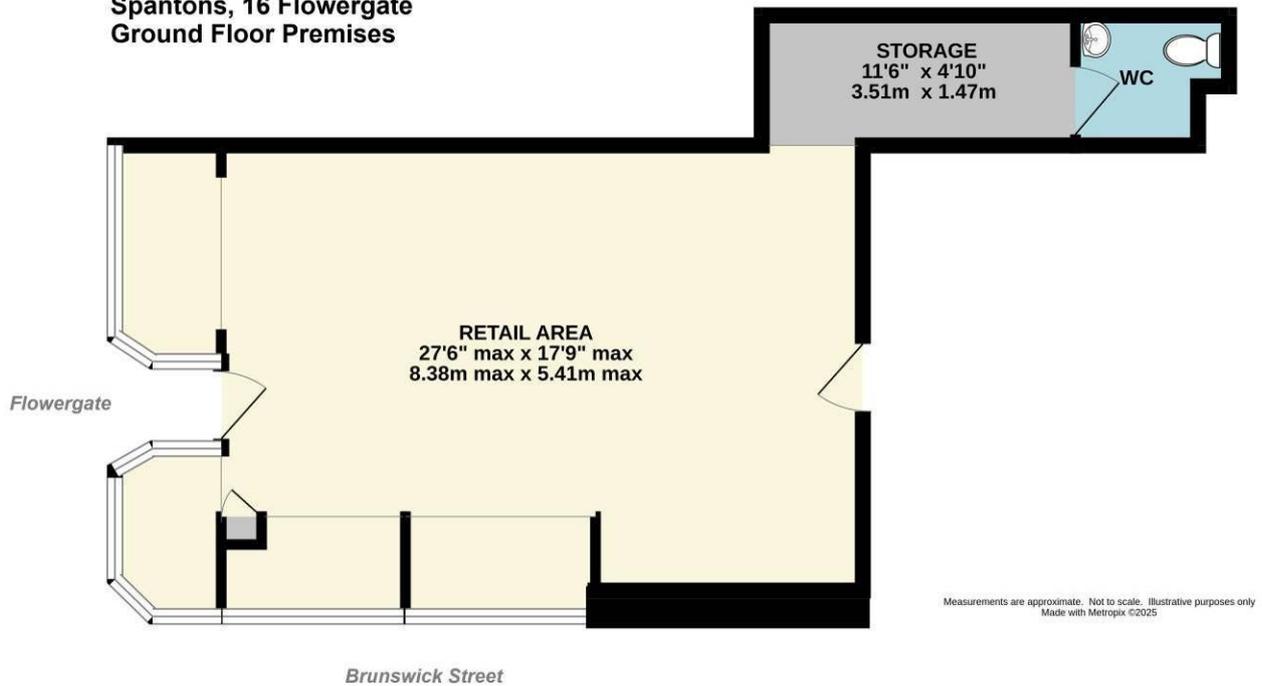
8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

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



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

## Spantons, 16 Flowergate Ground Floor Premises



### ACCOMMODATION

The grade II listed property comprises a lock-up retail shop with additional basement storage.

The shop has good frontage, lying in a corner position, with large glazed display windows facing both onto Flowergate and Brunswick Street, particularly prominent to drivers heading down from the Westcliff into the town centre.

The landlord is keen the property remains unchanged as possible, both internally and externally, and the Spanton name retained.



The retail area extends to around 475 sqft with a further 50 sqft of ancillary space off, suitable for storage and leading up to a WC cloakroom. The retail space includes 4ft deep display windows.

The shop has access to around 125 sqft of basement storage space lying on the opposite side of a communal hallway which accesses the holiday apartments on the upper floors of the building from the entrance door facing onto Brunswick Street.

There is access to a small bin storage area in the rear yard.

## LOCATION

The property lies in a town centre location, on one of the main shopping streets in the town, popular with locals and tourists alike. This property has particularly strong road frontage as it lies on one of the main road routes down into the town centre. See also plans provided.

## TENURE

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 fixed lease of around 6 years, with the renewal rights afforded by the commercial 1954 Landlord and Tenant Act excluded.



Terms would include the tenant being responsible for all surface 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.

The landlord will stipulate that internal and external parts of the shop must remain as they are and the Spanton name protected. It is an iconic Whitby building and has to remain the same.

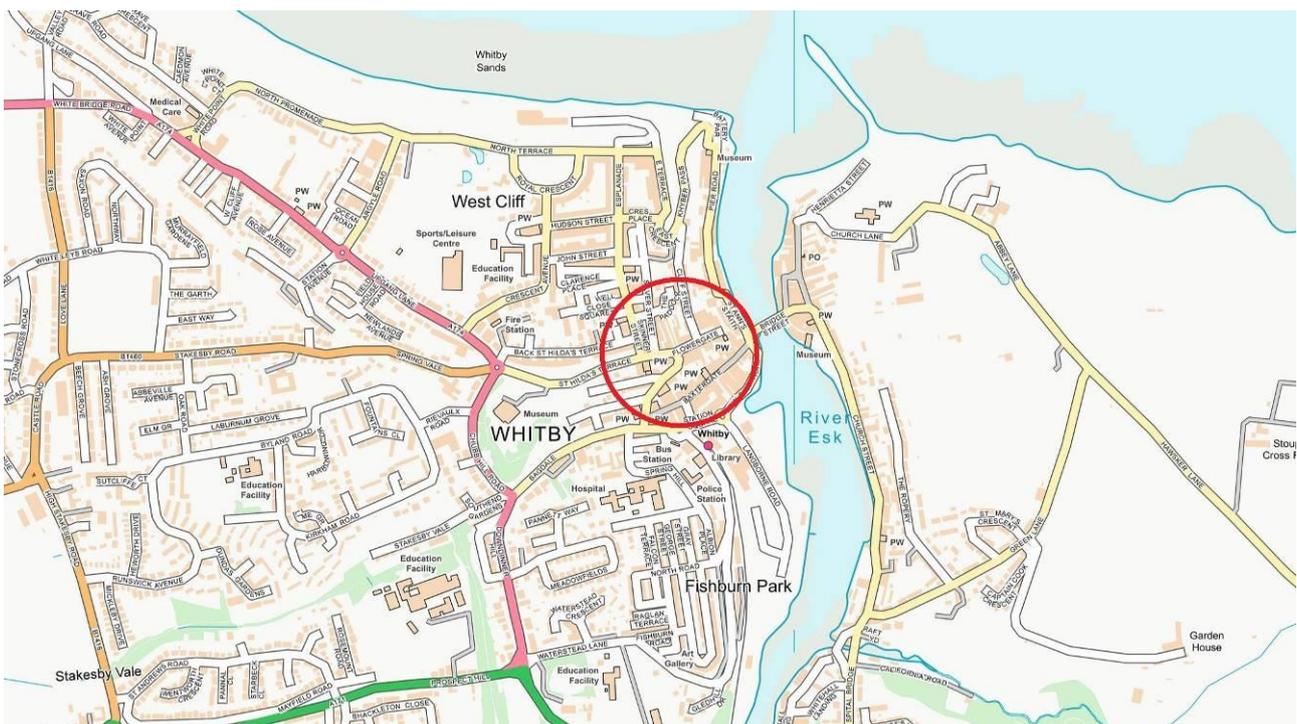
## APPLICANT'S PROPOSALS

Applicants' proposals should include the following information:

- A completed Tenancy Application form – (copy attached)
- Details of any other businesses operated by the applicant.
- Bare outline details of the applicants' proposals for the use.

## 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 fashion retail.



## 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 travelling or making an appointment to view this property.

**Directions:** From Richardson and Smith's offices, cross the road and head up Brunswick Street. Spantons lies at the top of this street at the junction with Flowergate, marked by the Richardson and Smith 'To Let' board. See also location plans.

**Business Rates:** The property is currently assessed for Business Rates with a ratable value of £13,250. Based on current multipliers, approx. £6,612 would be payable for 2025/6 before reliefs. Reliefs of up to 100% could be available depending upon circumstances. North Yorkshire Council Tel: 01723 232323. The rates are listed under the address 1 Brunswick Street, Whitby. YO21 1RB.

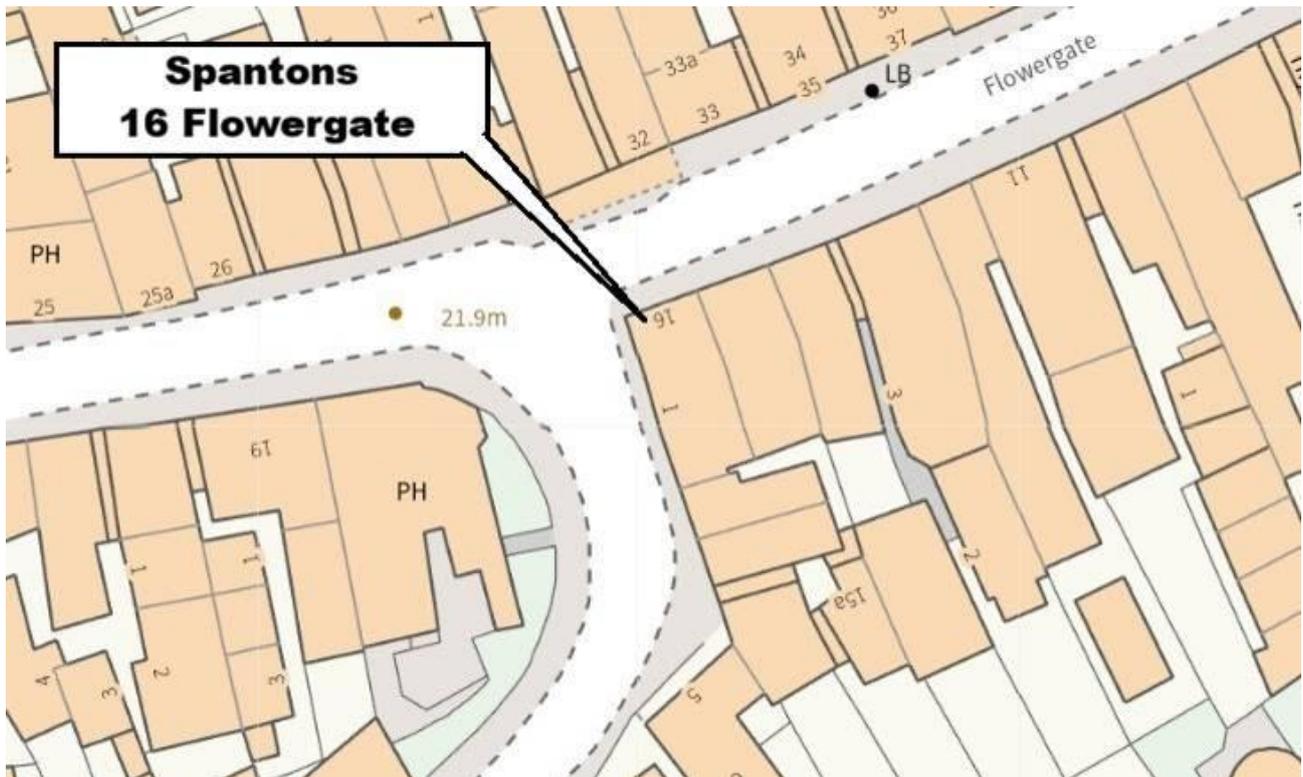
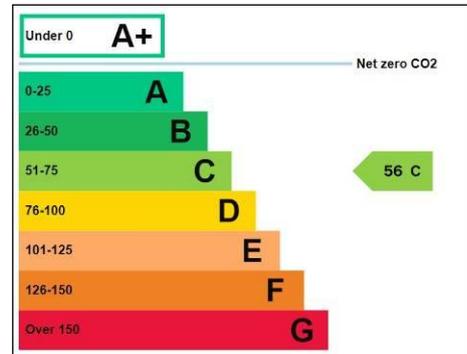
**Credit Checks:** Applicants, if chosen, will need to submit a referencing application for which there is a charge of £50 per applicant.

**Services:** Mains water, electricity and drainage.

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

**Post Code:** YO21 3AY

**Landlord's Tenure:** Freehold



### 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

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



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