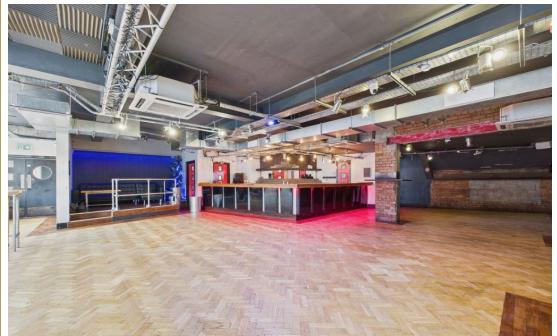




01947 601301

RAW NIGHTCLUB, WHITBY

BED LEISURE



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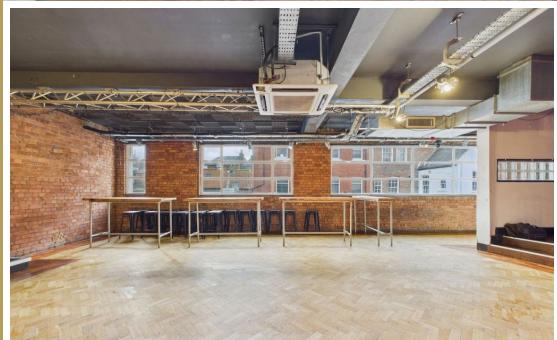
PROPERTY FEATURES

- Licensed Nightclub in Popular Coastal Town
- 2 Dance Floors, 2 Bars & Office Space
- Ladies & Gents Toilets plus Lift Access
- 25 Year Renewable Lease with 8 Years Remaining
- £80,000 In-Going Premium to include Fixtures & Fittings
- £30,000 Annual Rent + VAT
- Landlord Responsible for External Repairs

Type: **LEISURE**
Availability: **FOR SALE**
Tenure: **LEASEHOLD**

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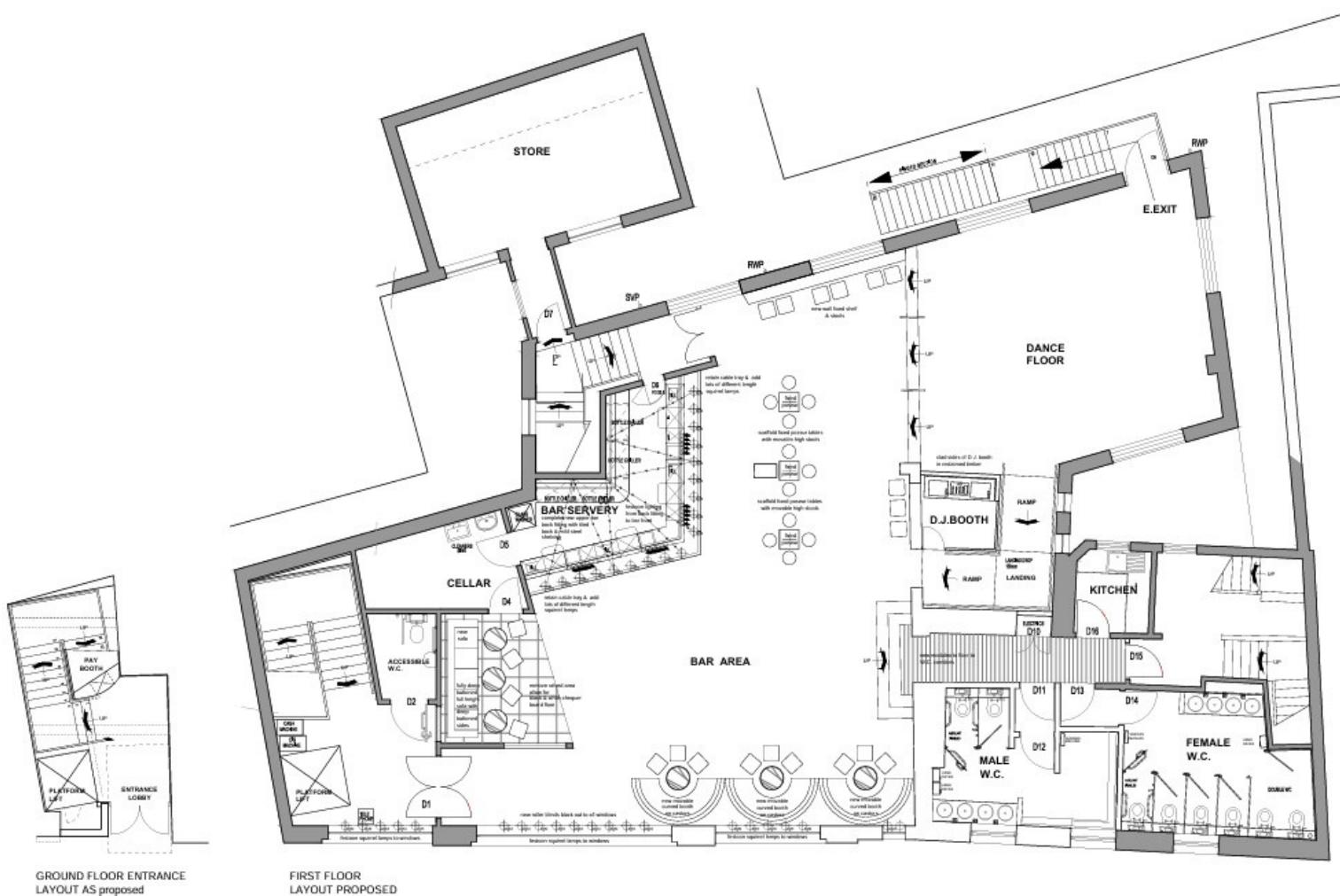
RAW NIGHTCLUB, WHITBY- bed Leisure -£80,000



Raw Nightclub, Whitby - Established Venue in Prime Coastal Location A rare opportunity to acquire the leasehold interest in this licensed nightclub situated in the popular coastal town of Whitby. Raw Nightclub represents an exceptional prospect for experienced operators seeking an established entertainment venue in this thriving tourist destination. The premises benefit from comprehensive facilities including two dance floors and two bars, providing excellent capacity for varied entertainment offerings. Additional amenities comprise office space, ladies and gents toilet facilities, and lift access ensuring accessibility throughout. The layout and existing infrastructure offer immediate operational capability for discerning licensees. The commercial terms include a 25-year renewable lease with approximately eight years remaining on the current term. The in-going premium of £80,000 includes all fixtures and fittings, representing turnkey acquisition. Annual rent stands at £30,000 plus VAT, with the landlord assuming responsibility for external repairs, providing clarity regarding ongoing maintenance obligations. Whitby's reputation as a premier coastal destination ensures consistent footfall throughout the year, enhanced significantly during peak tourist seasons. The town's vibrant nightlife scene and substantial visitor numbers create excellent trading potential for this established venue. This represents an outstanding opportunity for experienced hospitality professionals to acquire a fully operational nightclub in one of Yorkshire's most popular coastal towns.



RAW NIGHTCLUB, WHITBY- bed Leisure -£80,000



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. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. 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.

