

RICHARDSON & SMITH

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TO LET

13-15 SKINNER STREET
WHITBY

TO LET

Whitby Town Centre



LYING IN A CORNER POSITION ON THE JUNCTION OF SKINNER STREET AND HUNTER STREET, THIS GRADE II LISTED SHOP IS AVAILABLE TO RENT ON A NEW LEASE. HANDY FOR LOCALS AND VISITORS ALIKE AND WITH GOOD FOOTFALL FROM VISITORS WALKING INTO TOWN FROM THE WESTCLIFF THIS IS A RETAIL UNIT WITH REAL POTENTIAL.

Accommodation

Lock-up Retail Shop with Store Room, Office and WC.

GUIDE RENT: £9,000 per annum

email@richardsonandsmith.co.uk

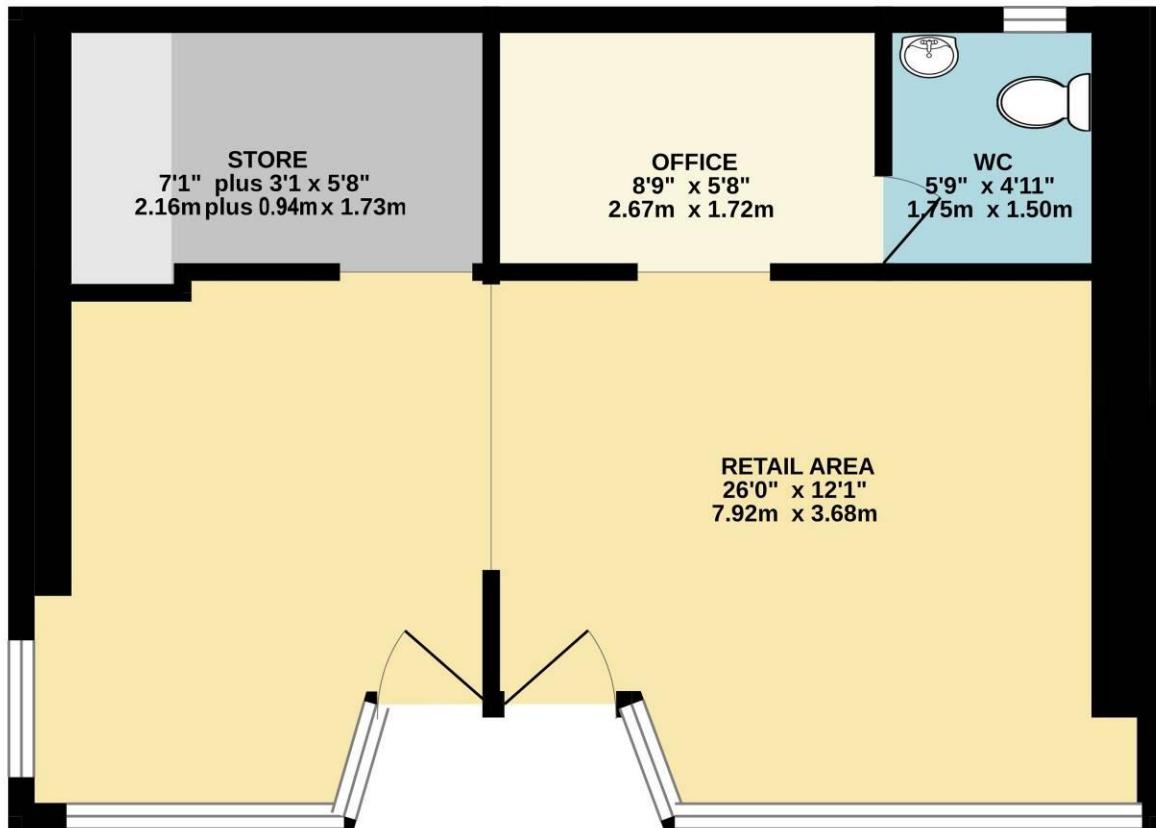
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Partners: Robert C Smith Ian K Halley FRICS James EJ Smith MRICS FNAEA



Measurements are approximate. Not to scale. Illustrative purposes only.
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ACCOMMODATION

The grade II listed property comprises a lock-up shop with associated store room, office and WC cloakroom.

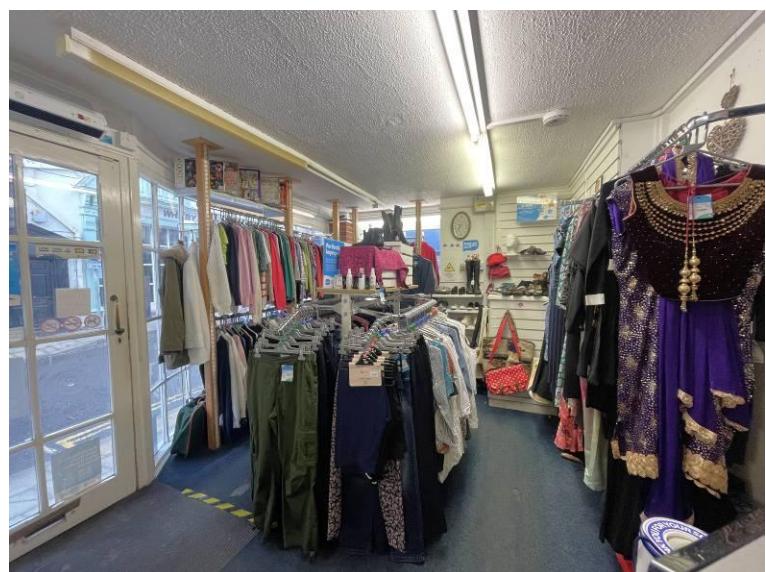
The shop was, as the numbering suggests, formerly two separate properties, and although there are 2 front doors, the right hand one (no.13) has been sealed. Having a corner plot the property has a window to the side, facing onto Hunter Street, as well as the distinctive curved picture windows to the front offering good frontage facing onto Skinner Street.

2 steps lead up from the pavement into the double fronted retail space (approx. 300 sq ft) which is simply finished with plain walls.

A doorway with a curtain opens into a storage area (approx. 40 sq ft) which has a raised plinth offering additional space (approx. 20 sq ft).

A second doorway opens through into an office area (approx. 50 sq ft) which in turn leads through to...

WC Cloakroom (approx. 30 sq ft) which has a WC with wash hand basin and a small window to the rear.



LOCATION

The property lies on the western edge of the town centre towards the Westcliff where most of the town's guest houses lie. This area is generally popular with tourists and locals alike, and other shops in the street are principally independent businesses including retail, cafes and A2 offices. 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 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.

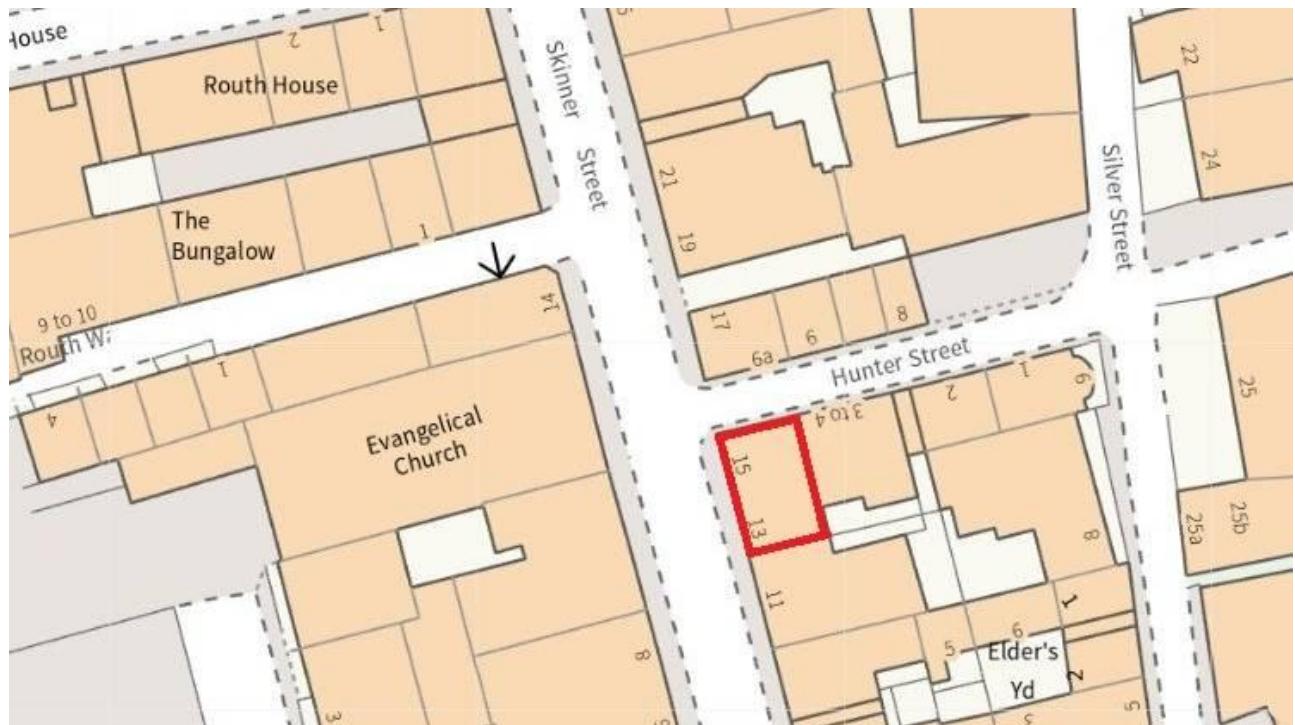
APPLICANT'S PROPOSALS

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 retail – charity shop.



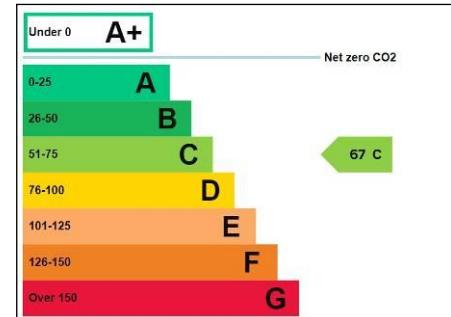
GENERAL REMARKS

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: Skinner Street lies on the western edge of Whitby town centre where it becomes the Westcliff. From Richardson and Smith's offices head up Brunswick Street, turning left at the top onto Flowergate and then second right onto Skinner Street. No.s 13-15 lies on your right hand side around 100 yards up from the junction with Flowergate. See also location plans provided.

Business Rates: The property is currently assessed for Business Rates with a ratable value of £8,200. Based on current multipliers, approx. £4,092 would be payable for 2025/6 before reliefs. North Yorkshire Council Tel: 01723 232323. Reliefs of upto 100% of this charge are available depending upon circumstances.

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 connected. Heating is from electric fan heaters and hot water comes from an electric hot water geyser.

VAT: Is not applicable to the rent.

Post Code: YO21 3AH



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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