

# RICHARDSON & SMITH

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**TO LET      156 CHURCH STREET, WHITBY      TO LET**

*Whitby Town Centre*



**SITUATED ON THE EAST SIDE OF THE RIVER IN WHITBY TOWN CENTRE, THIS MIXED PROPERTY COMPRISES A LOCKUP SALES SHOP WITH A 2 BEDROOM APARTMENT ABOVE, SUITABLE FOR HOLIDAY LETTING.**

**WE ARE OFFERING THESE PREMISES TO LET ON A NEW LEASE.**

**Accommodation**

Shop: Lock-up Retail Shop with WC and Storage Cellars.

Maisonette: Hallway. 1<sup>st</sup> Floor: Living Room and Kitchen plus Roof Terrace.

2<sup>nd</sup> Floor: Double Bedroom and Shower Wetroom. 3<sup>rd</sup> Floor: Twin Bedroom.

**GUIDE RENT: £28,000 per annum**

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



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



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



### ACCOMMODATION

The grade II listed property comprises a lock-up shop downstairs with a two bedroom maisonette above with separate access.



The L-shaped shop has good frontage, with a broad shop window and a half-glazed door facing the street. The retail space (totalling approx. 360 sq ft) has some simple display cabinets with storage cupboards and a WC to the rear. A trap door opens onto steps down into 2 interconnecting cellars (totalling approx. 240 sq ft).

A second door on the façade opens onto a hallway from where stairs rise to a first floor landing where a door opens onto a large living room and kitchen with windows to the front and a window and glazed doors opening onto a rooftop terrace at the rear.

The staircase rises to the second floor where there is a generous double bedroom with an en-suite shower wetroom. The staircase rises then again to a third floor twin bedroom with Velux rooflights to the front and rear.

The apartment has been well-presented and used for holiday letting under the name Margherita Cottage. The apartment is well presented and available to include the contents, if desired.



## **LOCATION**

The property lies in a town centre location, on the main street between the Abbey Ruins and the town centre, on the east side of the Swing Bridge. This area is generally popular with tourists exploring the older part of the town with attractions including pubs, shops and restaurants. See also plan 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.

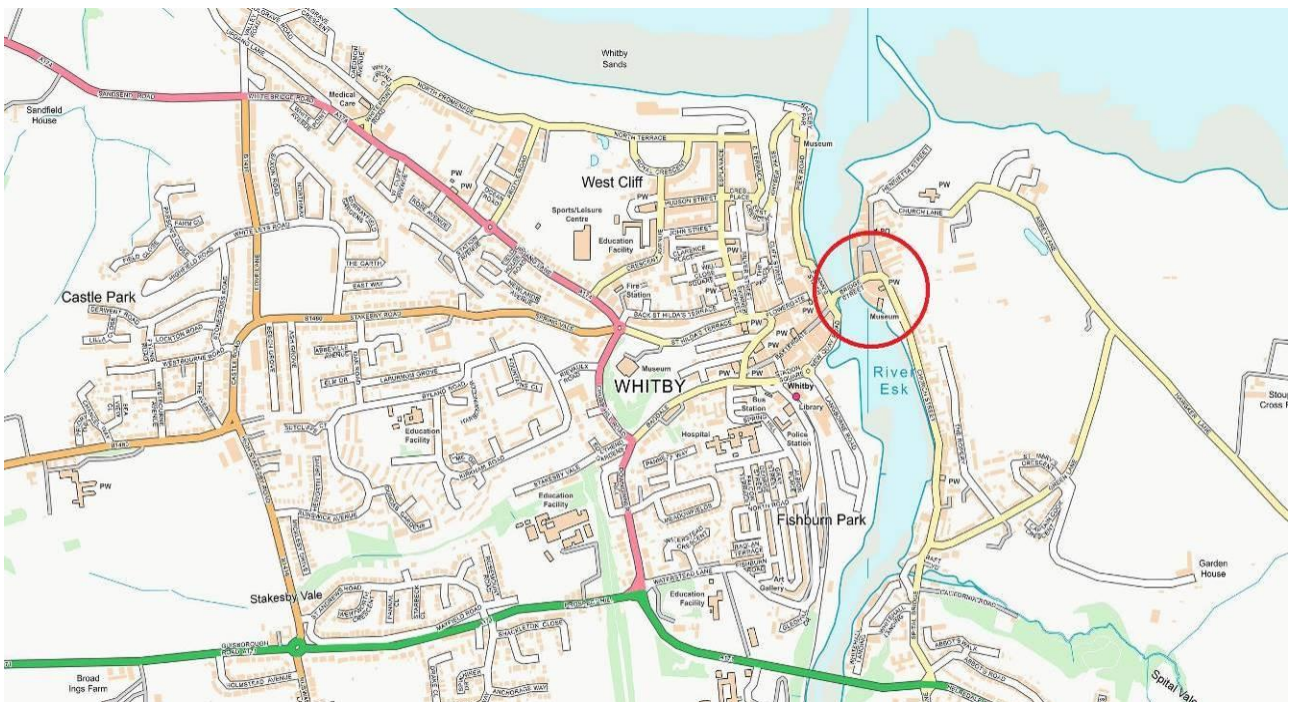
## **APPLICANT'S PROPOSALS**

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 within 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 a jewellery shop.



**GENERAL REMARKS**

**Viewing:** 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 head through the town centre, turning right over the swing bridge onto Bridge Street. Take the second left turn, onto the cobbled part of Church Street and no.156 is on your left hand side, 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 £13,500. Based on current multipliers, approx. £3,393 would be payable for 2026/7 before reliefs. North Yorkshire Council Tel: 01723 232323. There is separate council tax for the maisonette – Band C approx. £2,150.

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

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

**Post Code:** YO22 4BH

**Tenure:** Freehold

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

**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*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	28   F	
1-20	G		

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



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