

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

*Beckett's of Whitby Café*

**9 SKINNER STREET, WHITBY**

*Whitby Town Centre*



**AN ATTRACTIVELY PRESENTED AND WELL-ESTABLISHED, LICENSED CAFÉ BUSINESS. SET ON A BUSTLING STREET AND CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF THE TOWN'S MANY B&BS AND GUEST HOUSES ON WEST CLIFF.**

*Offers on £55,000 invited for the leasehold business*

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James EJ Smith MRICS FNAEA

## PARTICULARS OF SALE

We are delighted to offer the leasehold business known as Beckett's of Whitby Café on Skinner Street.



Becketts is a well-established business that has been running as a café for almost 20 years. It is an independent café on Skinner Street in the heart of Whitby. The café sells breakfast, brunch, lunch, coffee, homemade cakes. It offers a range of vegetarian, vegan and gluten free options. It prides itself on offering fresh, homemade and healthy food. Becketts also offers takeaway food and drinks.

Becketts is a dog friendly café and welcomes pets with water, treats and even dry towels.

The café's ethos is that customers leave the café feeling better than when they came in. Becketts nurtures a warm, relaxed atmosphere where people feel cared for and are made to feel at ease.

Now a licensed premises, the current owners have run a series of successful evening and community events, including live music and a book club.

The café is currently open five days a week. There is the huge potential to increase revenue by extending opening hours.



In addition to an L shaped dining area offering around 20 covers, there is a raised servery / bar area with an L-shaped kitchen to the rear. There is also a WC and a small recessed store.

### THE LEASE

- 10 Year repairing lease issued August 2023.
- Rent reviews at year 3 & 6
- Current rental £15,000 per annum
- Insurance contribution of £804.34 per annum

The purchaser will be required to cover the head landlord's legal costs for effecting the assignment.





## **GENERAL REMARKS AND STIPULATIONS**

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

**Planning / Local Authority:** The property lies within a designated Conservation Area and is a grade II listed building. The property falls within the administrative area of North Yorkshire Council. Tel (01723) 232323.

**Method of Sale:** Offers are invited for the business, including the assignment of the commercial lease, goodwill of the business, transfer of the business' website, an inventory of commercial fixtures and fittings plus stock. Website: [www.beckettssofwhitby.co.uk](http://www.beckettssofwhitby.co.uk)

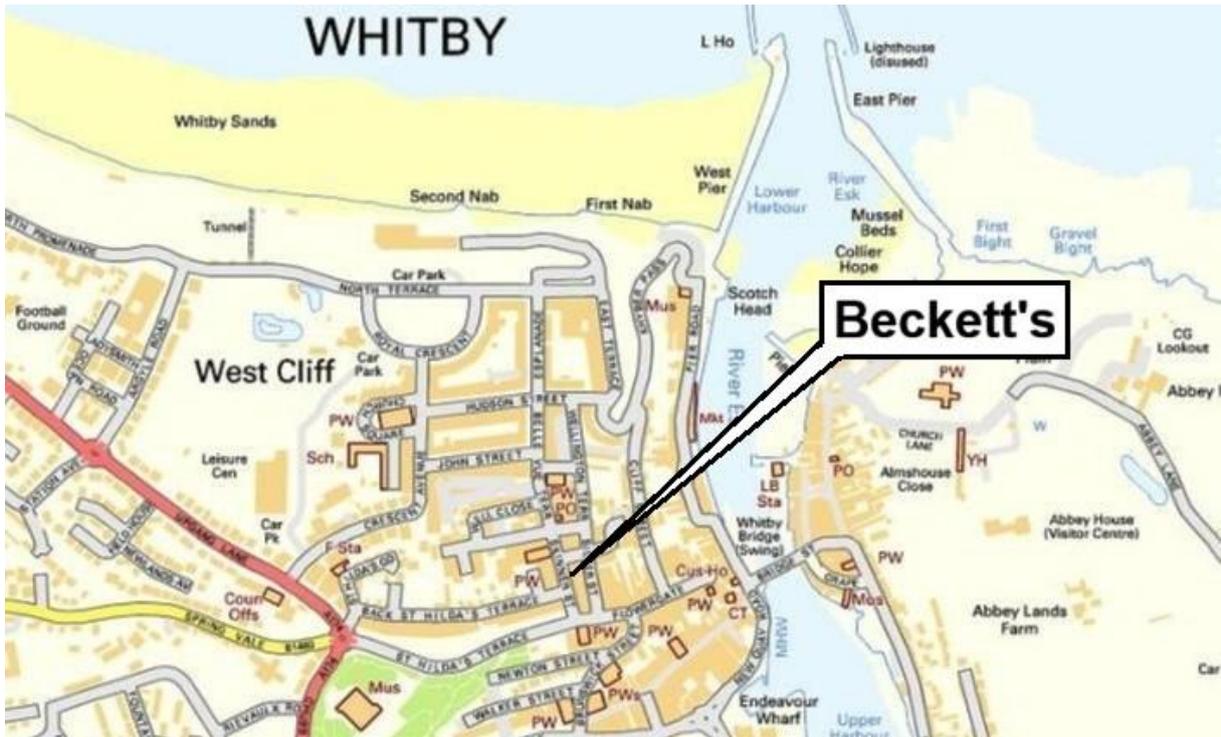
**Credit Check and Landlord's Legal Costs:** The sale and lease assignment will be subject to the approval of the vendor and the head landlord and full references including credit checks will be required. There will be a charge for the assignment of the lease.

**Services:** The property is connected to mains water, electricity and drainage.

**Directions:** From Richardson and Smith's offices cross over the road and head up Brunswick Street between the two churches. At the top of the bank, turn left at the Little Angel then cross over the road and Skinner Street is the second road on your right. Becketts lies 50 yards up from Flowergate on your right hand side.

**Business Rates:** RV £6,800 per annum. North Yorkshire Council Tel: 01723 232323. Rates payable as a small business would therefore be approx. £3,393 per annum for 2026-27 before reliefs, which are currently available up to 100%.

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



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