



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

3C SANDGATE, WHITBY

Whitby Town Centre



A LOCK UP SALES SHOP IN THIS POPULAR AND BUSY PEDESTRIANISED TOWN CENTRE STREET LYING BETWEEN THE SWING BRIDGE AND THE OLD MARKET SQUARE. LASTLY A JEWELLERY SHOP, THE FREEHOLD OF THESE COMMERCIAL PREMISES IS AVAILABLE WITH VACANT POSSESSION.

Accommodation

Retail Shop Area, Back Room with WC and Basin.

Offers on £165,000

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

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PARTICULARS OF SALE

No.3 Sandgate lies in the heart of 'old' Whitby on the east side of the river, between the Swing Bridge that is the major connection crossing the river in the lower part of the town and the Market Square and Church Street leading up to the 199 steps leading up to the Abbey ruins on the headland. This pedestrianised street is very popular and has exceptional levels of tourist footfall

From the street a half-glazed door opens into a single retailing space with beautiful high-quality glazed display cabinets fitted to 2 walls and to the broad shop window. The shop area extends to approximately 160 sq ft of prime retail space.



Lastly a jewellery shop, the property is currently vacant and we are offering the freehold for sale. The shop could suit a variety of retailing scenarios without planning permission and more uses subject to planning being granted.

The historic property is a grade II listed building and lies within the town's conservation area.



A narrow door opens through to a compact back room with a small window to the rear. There is a WC and wash hand basin and sufficient space for tea making and even a little storage. In total this space extends to just over 30 sq ft.

Planning

The property has lastly been used for selling jewellery and is therefore suitable for a variety of general retail purposes. The property is a grade II listed building and lies within a designated Conservation Area.

GENERAL REMARKS AND STIPULATIONS

Viewing: All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to making an appointment to view this property.



Directions: In Whitby town centre cross the river on the swing bridge onto the east side of the town. From Bridge Street, take the first turn left onto Sandgate and No.3 lies on your left hand side, marked by our 'For Sale' board. See also location and boundary plans provided.

Local Taxation: The property is assessed for commercial business rates and has a rateable value of £6,800 per annum. This would mean that business rates payable for 2026/7 would be approx. £3,393 before reliefs are applied. Reliefs of up to 100% can be available depending upon circumstances. North Yorkshire Council. Tel 01723 232323

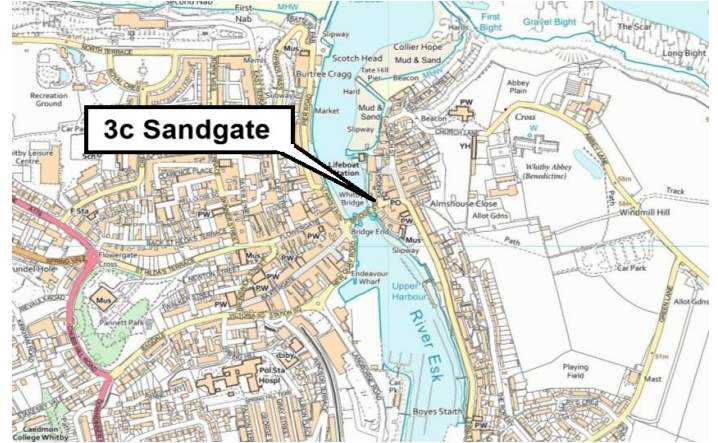
Tenure: Freehold A covenant prevents the sale of alcohol.

Services: The property is understood to be connected to mains water, electricity and drainage. The property has electric heaters and water heating.

Planning Authority: The North Yorkshire Council.
Tel: 01723439 770 657.
www.northyorks.gov.uk

Post Code: YO22 4DB

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		



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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TOTAL FLOOR AREA : 197 sq.ft. (18.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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