

FOR SALE

128 CHURCH STREET WHITBY, YO22 4DE

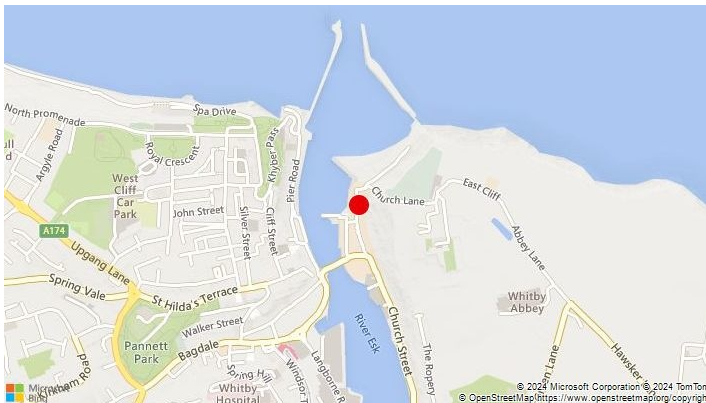
**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

Price - £400,000 Offers over

Commercial Investment
1,294 sq.ft. (120.21 sq.m.)

Property Features

- Superb opportunity to purchase a unique freehold property
- Located in the heart of Whitby, on one of the busiest streets for visitors to the town
- The premises provide retail and storage space, plus living accommodation to the upper floors



Enquiries

Barry Crux & Company
01904 659990
admin@barrycrux.co.uk



Location

The property lies on Church Street which forms one of Whitby's busiest streets with an eclectic range of mainly independent occupiers which appeal to the large numbers of visitors to the town all year round. The street also forms a route connecting the harbourside with the Abbey ruins which draws good levels of footfall.

Description

A unique freehold property located in the heart of Whitby's town centre. The property is a mixed-use unit over 4 floors and has the potential for a range of uses. The retail space is approximately 261 sq.ft. with access to first floor apartment on the upper two floors and to basement storeroom and staff facilities.

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

Ground Floor Shop: Retail Sales with stairs to First Floor

Basement:

Store

Lower Basement:

Bathroom

Rear Basement

First Floor: Living Area and Kitchen

An open plan living space with a modern fitted kitchen that has integrated appliances

Second Floor: Bedroom and newly refurbished Shower Room

	sq.ft.	sq.m.
Ground Floor Shop	261	24.25
Basement	183	17
Lower Basement	70	6.5
Rear Basement	354	32.89
First Floor	217	20.16
Second Floor	209	19.42

Service Charge

There is no service charge implemented on this property.

EPC Rating

The property has an energy performance rating of C 75



Services

We understand that mains gas, electricity, water, and drainage are connected to the property.

Local Authority

Scarborough

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

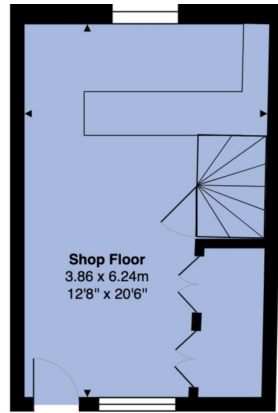
£9,000	
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The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

Terms

Our client would consider a sale of the business at a price of £49,500, with a lease on terms to be agreed.





Shop Floor
3.86 x 6.24m
12'8" x 20'6"

Ground Floor
Gross Internal Area: 24.7 m² ... 266 ft²



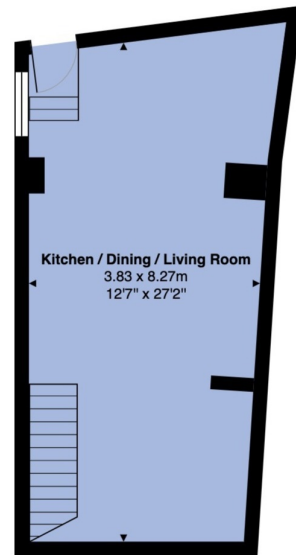
Kitchen / Dining / Living Room
4.02 x 6.30m
13'2" x 20'8"

First Floor
Gross Internal Area: 23.9 m² ... 257 ft²



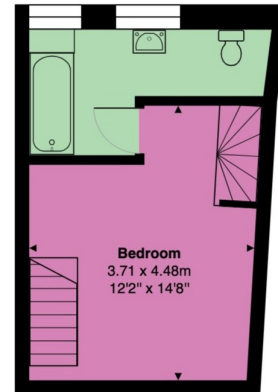
Bedroom
3.58 x 5.71m
11'9" x 18'9"

Second Floor
Gross Internal Area: 21.1 m² ... 228 ft²



Kitchen / Dining / Living Room
3.83 x 8.27m
12'7" x 27'2"

Lower Basement



Bedroom
3.71 x 4.48m
12'2" x 14'8"

Basement

Gross Internal Area: 123.7 m² ... 1331 ft²
All measurements are approximated for display purposes only and should be independently verified
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