

SPRINKLES

84 CHURCH STREET, WHITBY, YO22 4BH



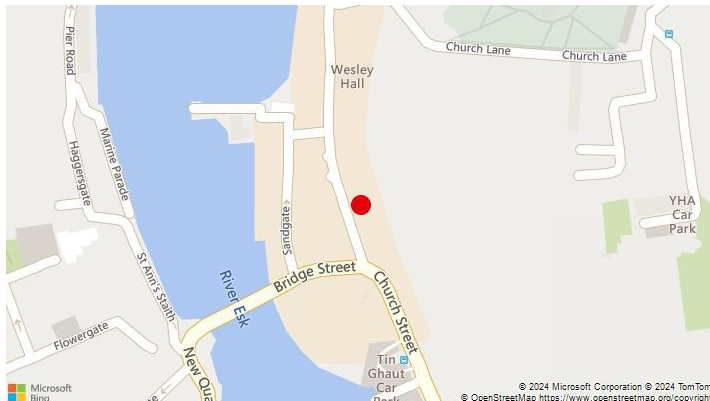
Business

0 sq.ft. (0 sq.m.)

Price - £29,950 Leasehold Business for sale

Property Features

- Prominent site at the heart of Whitby's main tourist areas.
- Year-round resort with good footfall 12 months of the year.
- Fully fitted as an ice-cream parlor.
- Huge scope to increase trade due to limited hours.
- Possible to adapt to other uses.



Enquiries

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Description

Leasehold Business For Sale

This ice cream parlour offers a fantastic opportunity for a new owner to secure a site in probably one of the busiest and most prominent parts of Whitby. This area is thronged by tourists and is close to the steps leading to Whitby Abbey. A profitable business that trades very limited hours from April to October offers great scope to increase hours and open for a longer period of the year.

Accommodation

Ground Floor - Shop unit 5.035m x 4.481m. Main trading space with serving counter, ice cream fridges, preparation work surfaces, small amount of customer seating on high stools, large-glazed window to the front and laminate flooring.

Basement - Storage area 3.248m x 3.425m narrowing to 2.748m. Accessed directly via a staircase to the rear of the serving counter. Storage with shelving and fridges.

External Spaces - Communal bin area and possibility to apply to the council for a small pavement license for outside seating.

	sq.ft.	sq.m.
Ground Floor	242.84	22.56
Basement	96.23	8.94

Service Charge

There is no service charge implemented on this property.

Services

We believe that mains electric, water and drainage are connected to the property. There is no gas in the unit. Interested parties are advised to make their own independent enquiries.

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£10,250	
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This information has been obtained from the Valuation Office website and has been provided for information purposes only.

Terms

The property is subject to a six-year lease granted from March 2019 at a rent of £14,000 per year. The landlord has indicated they are happy to grant a new lease to a purchaser on similar terms to the existing one, subject to the financial status and position of the purchaser. A premium of £29,950 is sought for the fixtures and fittings and goodwill of the business.

