

## 38 FLOWERGATE WHITBY



**£575,000** (Part exchange considered)

**A unique opportunity to acquire a substantial freehold Whitby town centre property with over 2,600 square feet of space. Currently the layout is a 50 cover tearoom and associated facilities on the Ground Floor and Basement with spacious four bedroom / four bathroom domestic accommodation on the First and Second Floors. However, subject to planning permission the building could be easily used for various purposes – offices throughout, beauty salon, consulting rooms etc. Parking for two cars is included in the sale.**

*Located within the town centre close to most shops and amenities.*



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## **DESCRIPTION**

This Grade Two Listed building was fully renovated in 2003 – 2004. This means that the roof, all electrics, plumbing, central heating etc are no more than 4 – 6 years old. Before closure (retirement) in August 2009 the tearooms operated for 2.5 years on the very short hours of 10.00 am to 4.30pm Tuesdays to Saturdays, thus keeping under the VAT threshold. So the potential of weekend/Bank Holiday trade of this popular tourist town, together with midnight licensing hours, was not fully exploited. This potential is now expanded as planning permission (subject to the installation of a fire escape) has been gained for Bed & Breakfast trade.

The extensive domestic accommodation would be ideal for family life or for several working partners.

## **GROUND FLOOR**

### **ENTRANCE LOBBY**

With double doors and steps up to:

### **ENTRANCE HALL**

Which has a wooden floor and part panelled walls, a radiator and stained glass door.

### **RECEPTION AREA (21'3 x 17'6 including hall).**

Also having a wooden floor, 2 radiators, 2 built in storage cupboards, a tiled fire place with living flame gas fire and a cupboard housing a gas fired boiler which serves the living accommodation.

There is also a preparation area with a sash window to the side, extractor fan, work surfaces and storage areas, a double drainer sink unit, hand wash, shelved china and drinks cupboard and a chrome heated rail.

### **FRONT TEA ROOM (17'3 x 15'6)**

Has panelled walls, a wooden floor, 2 radiators, 2 sash windows to the front with window seats, 2 built in storage cupboards, an arched panelled cupboard and period

style fire place with living flame gas fire in a decorative surround.

### **SNUG (11' x 5'9)**

With a wooden floor, panelled walls, radiator and part glazed door into the rear hall.

### **REAR TEA ROOM (14' x 12'9)**

Has 2 sash windows to the side, 2 radiators, a wooden floor, panelled walls, a large brick recess, a feature arched storage cupboard and a cupboard housing a gas fired boiler which serves the ground and lower ground floor areas.



### **REAR HALL (22'3 x 11'3)**

With a radiator, wooden floor, an arched door to the rear and which incorporates both ladies and gents toilets and a utility room where there is a single drainer sink unit with cupboards below, plumbing for an automatic washer, vent for a tumble dryer, a radiator and window to the side.

## **LOWER GROUND FLOOR**

### **KITCHEN/PREP ROOM (17'x 13'6)**

Fitted with a range of base cupboards including a built in Zanussi oven and single drainer sink unit. There are storage areas, a window to the front, 2 radiators and an extractor fan.

## **FIRST FLOOR**

### **LANDING**

With a radiator and telephone point.

### **LOUNGE (16' x 13'3)**

Having a living flame gas fire in a tiled fire place with period style surround, 2 walk in storage cupboards, 2 radiators and 2 secondary glazed sash windows to the front with working shutters.



### **BEDROOM 1 (17' x 10'6)**

Has a secondary glazed sash window to the front, radiator, a panelled ceiling a period style basket grate fire place. **EN-SUITE:** Partly tiled with a radiator, extractor fan and fitted suite comprising a w.c, pedestal wash basin with mirror, shaving point and light over and a separate shower cubicle.

### **CLOAKROOM**

Also partly tiled and having a w.c, pedestal wash basin with mirror over, radiator and extractor fan.

### **T.V. ROOM (11'3 x 9'3)**

With 2 secondary glazed sash windows to the side, a radiator and tiled fire place with an electric fire.

### **DINING ROOM (13' x 11'6)**

Has a period style fire place, radiator and secondary glazed sash window to the rear.



### **BREAKFAST KITCHEN (22' x 13')**

A spacious room with 2 radiators, loft access and secondary glazed sash windows to both sides.

The kitchen area has partly tiled walls and a range of base and wall cupboards incorporating an integral fridge and freezer, Whirlpool double oven and 6 ring gas hob with canopied extractor hood, a single drainer sink unit and built in dish washer.



## **SECOND FLOOR**

### **LANDING**

With loft access.

### **BEDROOM 2 (17' x 15'3)**

Featuring 3 arched secondary glazed sash windows to the front, a radiator, panelled ceiling, 2 eaves storage cupboards, a cylinder cupboard and TV point. **EN-SUITE (8'9 x 5'9)** Partly tiled with an eaves storage cupboard, radiator, double glazed Velux roof light, an extractor fan and suite comprising a pedestal wash basin, w.c, panelled bath with shower over and a mirror with shaver point and light over.



### **BEDROOM 3 (14'9 x 11'3)**

Having a secondary glazed sash window to the rear from which there is a sea view, a radiator and eaves storage cupboard. **EN-SUITE (6'6 x 6'3)** Partly tiled with a radiator, double glazed Velux roof light, extractor fan, pedestal wash basin, w.c, panelled bath with shower over and screen and a mirror with shaving point and light over.

### **BEDROOM 4 (11' x 10'9)**

Has a radiator and double glazed Velux roof light. **EN-SUITE (7' x 5'6)** Partly tiled with a double glazed Velux roof light, a radiator, eaves storage cupboard, extractor fan and suite comprising a w.c, pedestal wash basin with mirror, shaving point and light over and a separate shower cubicle.

### **OUTSIDE**

At the rear of the property is a paved yard with wrought iron railings. There is also a parking area to the rear in Cliff Street which is included in the sale.

### **NOTES**

Full Planning Permission and Listed Building Consent has recently been granted for a proposed new fire escape and associated works considered appropriate for bed and breakfast use. The owners are willing to consider part exchange.

### **VIEWING**

Strictly through sole selling agents.

**VALUE ADDED TAX** Value Added Tax may be payable on the purchase price and/or rent and/ or other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.

**MEASUREMENTS** are only very approximate and their accuracy is in no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpet or furnishings.

### **IMPORTANT NOTE TO PROSPECTIVE PURCHASERS** **Conditions of receiving Jacksons Property Service particulars.**

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract or sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document. Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are; give notice that (a) these particulars are prepared for the convenience of any intending purchaser or tenancy & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries or inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) The vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.