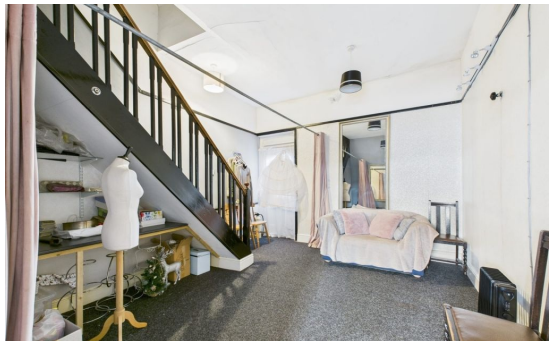
HB
HOPE & BRAIM

01947 601301

15 Flowergate, Whitby

2 bed Character Property



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK

Property Features

- Mixed-Use Freehold Property in the Coastal Town of Whitby
- 600 sq ft Retail Shop with Window Frontage
- 1st Floor Workshop/Storage with Kitchenette
- 2 Self-Contained Flats on the Upper Floors
- Both Front & Rear Access (external steps)
- Town Centre Location with Good Passing Trade

Type: Character Property
Availability: For Sale
Bedrooms: 2
Bathrooms: 2
Reception Rooms: 2
Tenure: Freehold

01947 601301

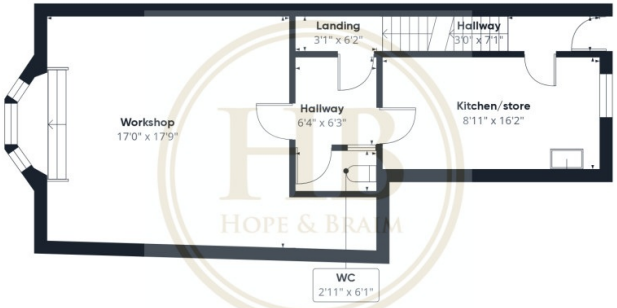
www.hopeandbraimestateagents.co.uk

15 Flowergate, Whitby- 2 bed Character Property -£350,000

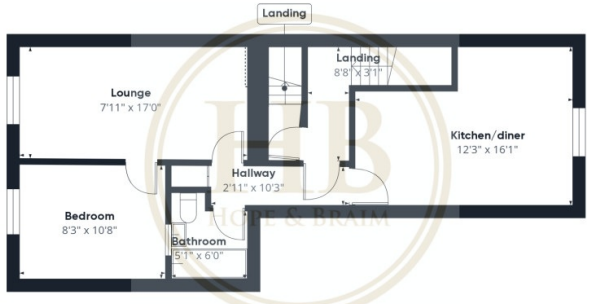
Hope & Braim are delighted to present 15 Flowergate in Whitby to the market. This mixed-use property comprises a retail shop on the ground floor and two self-contained flats on the upper floors located on the busy trading street of Flowergate. The period building has an attractive façade with a glazed shop frontage and bay window above, whilst inside the rooms are well-proportioned and have high ceilings. The commercial element comprises a shop floor of approximately 600 sq ft on the ground floor and a workshop and storage on the first floor that also has a small kitchenette and staff WC. On both the upper floors there are self-contained one bed apartments that are accessed via the rear of the building with stepped access from the yard. Both apartments have a living room, separate kitchen, one bedroom, and a bathroom, with the benefit of electric heating throughout. The apartments have potential to be improved by refurbishing them, plus the first floor could also be converted into a third, one bed apartment. The shop is currently trading as The Wedding Shop but will offered as an empty unit on completion, suitable for a variety of retail businesses. Flowergate is a bustling street with a mix of independent shops and eateries that attract locals and tourists alike. The shop's Rateable Value is £15,250 and both apartments are Council Tax Band 'A'.

15 Flowergate, Whitby- 2 bed Character Property -£350,000

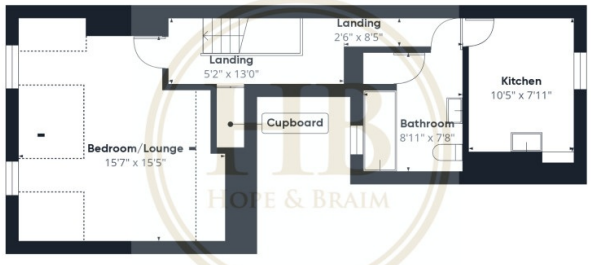
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area(1)

2132.24 ft²

Reduced headroom

92.79 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.
Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.
No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.
Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.
We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.
Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.