

FOR SALE

PROPERTY & BUSINESS

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



WHITBY GALLERIES

134-135 CHURCH STREET, WHITBY, YO22 4DE

FANTASTIC OPPORTUNITY TO PURCHASE AN ESTABLISHED AND PROFITABLE BUSINESS

LOCATED IN THE HEART OF WHITBY, ON ONE OF THE BUSIEST STREETS FOR VISITORS TO THE TOWN

PROPERTY COMPRISES TWO SALES AREAS, STOCK ROOMS, OFFICE AND STAFF AREA

FOR SALE DUE TO RETIREMENT

FOR SALE - £475,000

FOR THE LONG LEASEHOLD/FREEHOLD INTEREST, BUSINESS GOODWILL, FIXTURES AND FITTINGS
STOCK IN ADDITION TO THE PRICE
A LEASEHOLD SALE MAY ALSO BE CONSIDERED

VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS

20 CASTLEGATE, YORK, YO1 9RP

TEL: 01904 659990

FAX: 01904 612910

Regulated by **RICS**[®]

E-MAIL: ADMIN@BARRYCRUX.CO.UK

WEB: WWW.BARRYCRUX.CO.UK

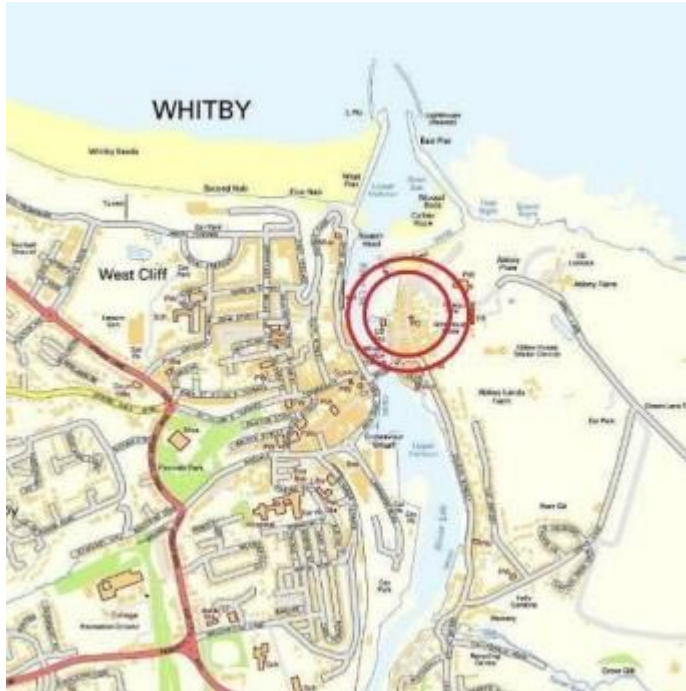
Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

DESCRIPTION

Whitby Galleries provides a unique opportunity to purchase an established and profitable business located in beautiful coastal town of Whitby. The business benefits from the security of occupying its own Grade II Listed premises, this being held partly by a long lease and freehold.

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.



ACCOMMODATION

The property provides the following accommodation:

Description

134 Church Street	Ground Floor Sales Area of approximately 290 sq.ft. with access to a Store, Office and Kitchenette
	First Floor Two Stock Rooms and Staff Cloakroom with Shower
	Second Floor Office, Staff Room and Workshop
	Cellar Store
135 Church Street (separately accessed)	Ground Floor Sales Area of approximately 175 sq.ft.

SERVICES

Mains water, electricity and drainage are connected. Mains gas is connected to the freehold part of the property.

LOCAL AUTHORITY

North Yorkshire Council.

RATING

Rateable Value: £15,500

TRADE & BUSINESS

The business has been established on Church Street for over 25 years and has developed an excellent range of artwork for customers to purchase. This includes original artwork from various artists, together with prints and giftware. The location of the property is ideal for the business to generate good levels of sales from the many visitors to Whitby throughout the year, together with some local shoppers.

All the sales are currently generated from the shop premises, although there is potential to expand by developing an on-line presence and shopping site.

At the present time, the business is operated by two part-time proprietors, assisted by five members of staff who each work either three or four days a week. The shop opens 7 days a week, with opening hours generally 10am to 5pm in the seasonal spring and summer months and 10am to 4.30pm during winter, with an extra 30 minutes opening on Saturday all year round.

The business is operated through a limited company. However, the sale will be of the goodwill, fixtures and fittings only and not the company shares. Stock will be purchased separately.

Accounting information will be made available to seriously interested parties following a formal inspection of the property.

FIXTURES AND FITTINGS

An inventory of fixtures and fittings to be included within the sale will be prepared in due course. This will include some items of a personal nature.

TENURE

The property is split into three separate elements:

134 Church Street (edged red)

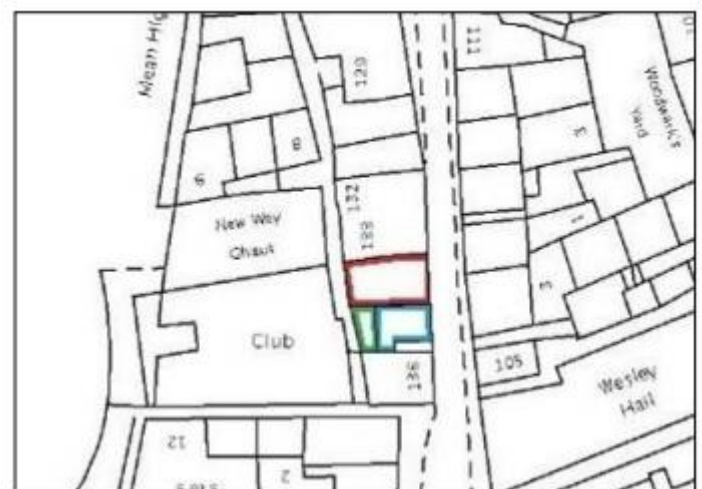
Freehold with flying freehold to the rear section of the property due to another property beneath (in separate ownership)

Rear of 135 Church Street (edged green)

Flying freehold title of ground floor level only and accessed only from a connecting door from 134 Church Street

135 Church Street (edged blue)

Long leasehold for a term of 999 year from 1992.



The above is offered for sale at a price of £475,000. However, a sale on a leasehold basis may also be considered with a guide price of £150,000 plus VAT on terms to be agreed.

Alternatively, the property would be available at a guide price of £325,000 subject to a lease to the gallery.

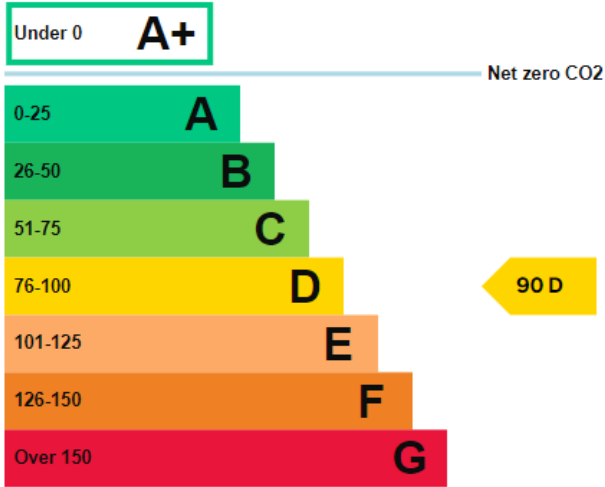
VALUE ADDED TAX

VAT is not payable on the purchase price.

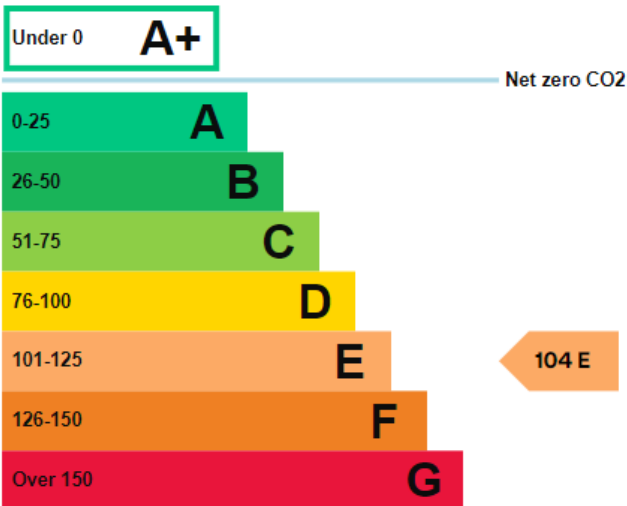
ENERGY PERFORMANCE CERTIFICATE

The property has the following EPC ratings:

134 Church Street, Whitby



135 Church Street, Whitby



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

VIEWING

Strictly by appointment with the joint selling agents.

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

Richardson & Smith
Tel: 01947 602298

Print Gallery - 134 Church Street



Print Gallery - 134 Church Street



Originals Gallery - 135 Church Street



Originals Gallery - 135 Church Street





Staff Room/Office



Staff Kitchen



Stock Room

AGENTS' NOTE

Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
- (iii) no person in the employment of Barry Crux & Co has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Barry Crux & Co or the vendors or lessors of this property;
- (iv) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
- (v) it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
 - a) that he has relied solely on his own judgement and or that of his advisers;
 - b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
 - c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - b) to make no approach to the vendors or lessors or their staff in any way;
 - c) to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - d) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - f) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Barry Crux & Company as would be due from the vendor/lessor.
- (vii) It is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.
- (viii) Any information provided within these particulars is for guidance purposes only and any interested party must satisfy themselves and verify the accuracy of them in their own right. The agents take no responsibility for any misinterpretation of any of the information provided within these particulars, which may be arrived at or concluded by any interested party.