

BUSINESS FOR SALE

**BARRY
CRUX**  COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



JET BLACK OF WHITBY 128 CHURCH STREET WHITBY YO22 4DE

SUPERB OPPORTUNITY TO PURCHASE AN ESTABLISHED BUSINESS

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

BUSINESS FOR SALE WITH A NEW LEASE ON THE PROPERTY

PRICE: £70,000

**FOR THE NEW LEASE, GOODWILL, FIXTURES AND FITTINGS
STOCK IN ADDITION**

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

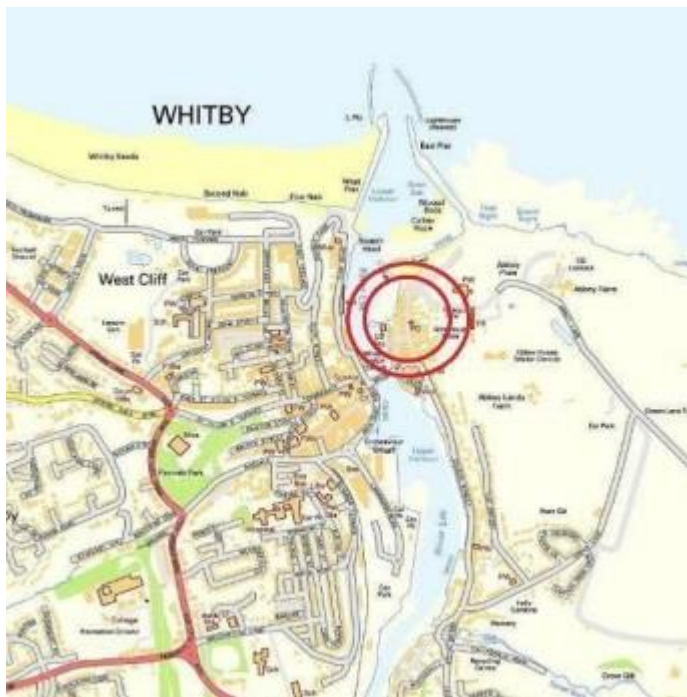
Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

DESCRIPTION

Jet Black of Whitby is an established business located in the heart of the historic Old Town area. The property has a ground floor sales area with storage space to the basement and the upper floors comprise a one-bedroom flat which has been recently renovated.

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

Description

Ground Floor Shop	Sales with stairs to First Floor 24.21 sq.m. (261 sq.ft.)
Basement	Store 16.98 sq.m. (183 sq.ft.)
Lower Basement	Bathroom 6.48 sq.m. (70 sq.ft.)
Rear Basement	32.93 sq.m. (354 sq.ft.)
First Floor	20.20 sq.m. (217 sq.ft.) Living Area and Kitchen
Second Floor	19.44 sq.m. (209 sq.ft.) Bedroom and Shower Room

SERVICES

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

LOCAL AUTHORITY

North Yorkshire

RATING

Rateable Value: £9,000

Council Tax Band: B

TRADE & BUSINESS

Jet Black of Whitby is an established family business in the town which benefits from great levels of footfall along Church Street. The business is operated by one proprietor who employs two members of staff working in the shop, with additional support given during busy times.

The business specialises in the retail sale of jet jewellery, much of which is made in the owners' workshop. The shop is generally open between the hours of 9.30am and 5.30pm Monday to Saturdays and 10.00am to 5.30pm on Sundays.

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

LEASE TERMS

A new lease is offered for a term to be agreed at a rent of £25,000 per annum. This will be on a full repairing and insuring basis.

COSTS

Each party is to be responsible for their own legal costs in the matter.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available in due course.

VIEWING

Strictly by appointment with the sole selling agent.



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.

REFERENCE C2124

20 March 2024