

## **WHITBY WINDSOR TERRACE**



A rare opportunity to acquire historic former rail engineering building with area of land allowing parking for up to 6 vehicles

- Interesting period property
- Walking distance from town centre
- Range of potential uses (subject to planning)
- Small area of land for parking
- Gross internal area 585 sq.m. (6,295 sq.ft.) approx.

**FOR SALE BY ONLINE AUCTION  
START PRICE £39,500**

## **LOCATION**

The property is situated off Windsor Terrace, a short distance from Whitby Railway Station and Whitby town centre.

Whitby is one of the UK's leading coastal resorts, with an attractive harbour, beaches, historic abbey and wide range of shops, restaurants and other amenities.

The subject property is situated in an area which has recently been regenerated with a number of good quality residential developments, which have been primarily sold off-plan.

## **DESCRIPTION**

The property comprises a single storey former rail engineering shed of traditional stone construction with concrete floor and timber roof truss, which supports an even-pitch roof, which is slate-covered and lined with timber.

## **INTERNALLY**

The property is predominantly open-plan with a side store/office.

## **EXTERNALLY**

Access to the property for loading purposes can be via a residential access road, situated to the south elevation of the property where there are loading doors. There is also potential alternative access to the north elevation of the property from rail and land including the current railway platform.

Furthermore, nearby to the property and fronting Windsor Terrace itself, is a small area of land which can be included in the sale and which would provide parking for up to 6 private vehicles.

## **PROPOSED USES**

The property would lend itself to a wide range of uses (subject to planning), including

- Exhibition centre
- Museum
- Continued industrial use
- Assembly use, e.g. church
- Health and fitness
- Children's playbarn

It should be noted that the above uses are suggestions only and interested parties are strongly advised to make their own enquiries with the Planning Department at Scarborough Borough Council, tel. 01723 232323.

## **SERVICES**

We understand that mains supplies of electricity and water are available to the property and that the property drains into the public sewer.

## **RATEABLE VALUE**

We have made enquiries on the Valuation Office website but have been unable to determine the Rateable Value of the subject property. Interested parties should make their own enquiries in this regard.

## **PRICE**

Offers are invited. Consideration will be given to conditional offers, however preference will be shown to unconditional offers.

## **VAT**

Interested parties should make enquiries in relation to the VAT status of the building.

## **VIEWING AND FURTHER ENQUIRIES**

Appointments to view should be made with the Sole Agents on 01904 692929 / 07725 416002

Oct.-10