

FOR SALE

# PRIME RETAIL INVESTMENT OPPORTUNITY

112-113 Church Street, Whitby, YO22 4DE



## Investment Considerations

- Excellent location on one of Whitby's principal retail thoroughfares
- Grade II Listed Georgian building arranged over four floors
- Attractive self-contained residential upper parts
- CW Sellors Group Limited will enter into a new full repairing and insuring lease for a term of 10 years, incorporating an upward only rent review in the 5th year of the term at a rental of £49,000 per annum, exclusive
- Offers are invited at **£700,000 (Seven Hundred Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of **6.66%**
- FOR SALE on the Instructions of the Joint Administrators of C.W. Sellors Limited and Cressbrook Investments Limited

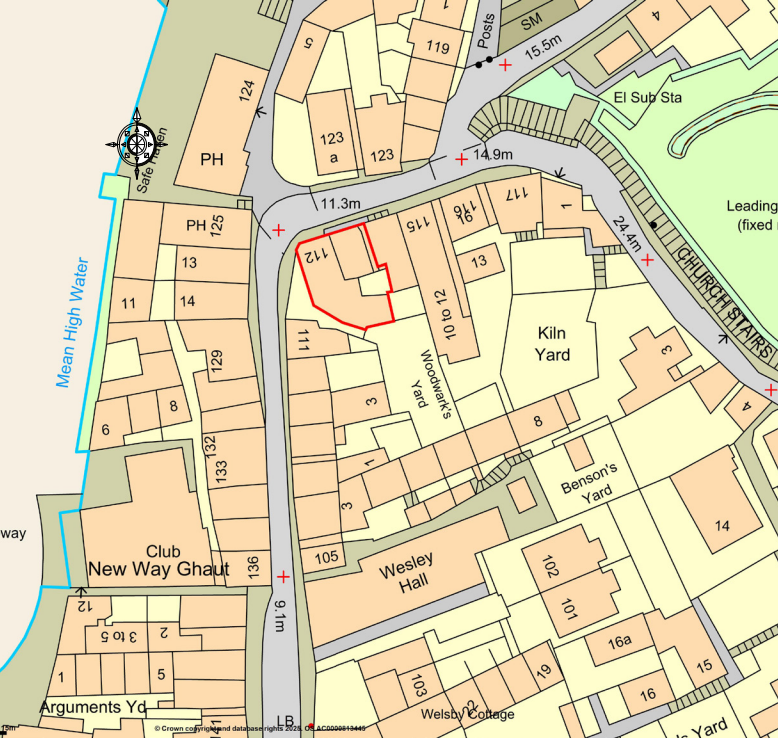


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## LOCATION

The property is located on Church Street in the town of Whitby, a popular coastal resort within the county of North Yorkshire and surrounded by the North Yorkshire Moors National Park.

The A1M motorway which connects London with Edinburgh, is located approximately 38 miles to the west of the property. By road, the property is located approximately 19 miles north of Scarborough, 32 miles east of Middlesbrough, 72 miles west of Newcastle upon Tyne, 63 miles north of Kingston upon Hull, 74 miles north east of Leeds and 106 miles north east of Sheffield.

Whitby Railway Station is situated approximately 0.3 miles to the south west of the property, from Whitby there are direct services to Pickering (1 hour 32 minutes), on the Heritage North Yorkshire Moors Railway, Middlesbrough (1 hour 32 minutes) and Newcastle upon Tyne (2 hours 53 minutes).

## SITUATION

The property is situated on Church Street, the main thoroughfare between 199 steps leading to Whitby Abbey and the Town Centre. Church Street is one of the main retailing thoroughfares in the town with occupiers predominantly being tourist based boutique retailers.

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## DESCRIPTION

The property comprises a Grade II Listed Georgian building arranged over four storeys constructed in the 18th century. It forms a ground floor retail unit, first floor café / restaurant and three bedroom holiday let to the second and third floors. The building is of a traditional masonry brick construction with solid rendered elevations surmounted by pitched roofs covered with clay pantiles. Windows and doors are timber framed with dormas and velux windows located at attic level.

More specifically, the ground floor comprises split level retail unit, with a small workshop area and is currently operated as a jeweller. The unit is situated on a corner position with return frontage onto two sections of Church Street. There are LED spotlights to the main retail area, with an LED strip light to the workshop. The walls and ceilings are painted plaster and the floors are tile covered.

The first floor comprises a restaurant providing approximately 30 covers, a kitchen, toilets and bar areas. The walls are painted

and plastered, and the floors predominately have a wood effect laminate floor covering. The kitchen benefits from stainless steel appliances and a linoleum floor covering. The area is heated by a gas powered hot water central heating system and there are wall mounted air conditioning units to the restaurant areas. This area is accessed via a staircase to the rear of the property.

The residential element located on the second and third floors, is accessed from the rear via an external staircase, with a lobby and utility room. The first floor comprises one double bedroom, lounge, dining room, bathroom, shower room and kitchen. The third floor areas are accessed via two separate staircases, the front area comprises a large bedroom with two double beds and a single bed, with an attached shower room. The rear staircase leads to one double bedroom. Internally, the walls are primarily of painted plaster, floors are a combination of timber, laminate and carpet coverings. The apartment is furnished to a modern standard and could accommodate up to c. 9 people. We understand this apartment is currently operated as a holiday let.

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## ACCOMMODATION

The property has the following approximate net internal areas:

FLOOR AREA		SQ FT	SQ M
Ground Floor	Retail	719	66.80
First Floor	Restaurant	585	54.35
Second & Third Floors	Residential	1,472	136.75
<b>TOTAL</b>		<b>2,776</b>	<b>257.90</b>

## TENURE

Freehold (Title Numbers NYK212632 and NYK218932)

## TENANCY

CW Sellors Group Limited will enter into a new full repairing and insuring lease for a term of 10 years, incorporating an upward only rent review in the 5th year of the term at a rental of £49,000 per annum, exclusive.

The lease will incorporate a tenant option to break in the 5th year of the term on giving 6 months prior notice.

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## EPC

D79

## VAT

VAT is applicable.

## COVENANT

Established in 1860, W Hamond Jewellers has been welcoming visitors from around the world for over 150 years, showcasing beautiful collections of handcrafted Whitby Jet jewellery.

CW Sellors (Gold and Silversmiths) Limited was the UK's leading fine jewellery and luxury watch specialist with over 45 years of experience having been established in 1979. They were an independent family run jewellers, approved retailers of leading brands including Tudor, Chopard, Panerai, IWC, Bretling, TAG Huer, Fope, Mikimoto, Gucci and Fabergé.

The business was subsequently acquired out of administration and The new ownership structure brings together investor Stuart Hennell, who will serve as Non-Executive Chairman, alongside Anthony Lindsay, who becomes Chief Executive Officer, Rebec-

ca Sellors, as Managing Director and Alan Lloyd, who remains Finance Director.

Stuart Hennell previously co-founded the luxury watch platform, Watchfinder, building it into one of the world's leading pre-owned watch retailers before its sale to Richemont, the global luxury group and owner of brands including Cartier, Van Cleef and Arpels, and IWC Schaffhausen. Anthony Lindsay brings nearly three decades of experience in the jewellery and watch industry, most recently serving as Chief Executive Officer of Fabergé.

Throughout his career he has worked across luxury brand development, international retail and the global watch and jewellery market. Rebecca Sellors, a member of the founding family, will continue to play a central role in the leadership of the business, ensuring the values and principles that have shaped CW Sellors for nearly half a century remain at the heart of the company as it enters its next phase.

Alan Lloyd, who has served as Finance Director of CW Sellors, will continue to oversee the financial operations of the business as the company begins its next chapter.

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## MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

## PROPOSAL

Offers are invited at **£700,000 (Seven Hundred Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of **6.66%**.

## CONTACTS

For further information, or to arrange a viewing, please contact:

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3. Lee Causer and Benjamin Peterson were appointed as Joint Administrators of C W Sellors (Gold and Silversmiths) Limited on 13 January 2026. The affairs, business and property of C W Sellors (Gold and Silversmiths) Limited is being managed by the Joint Administrators. The Joint Administrators act as agents of the C W Sellors (Gold and Silversmiths) Limited and without personal liability.

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