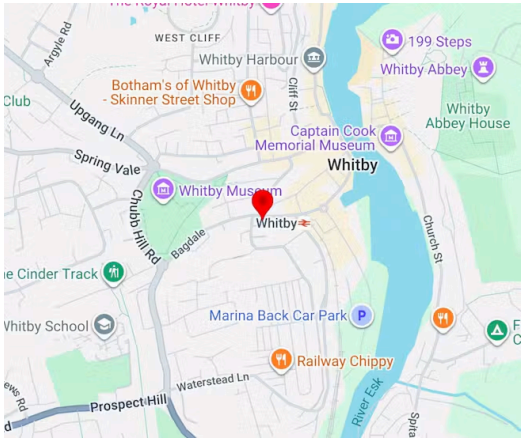


align

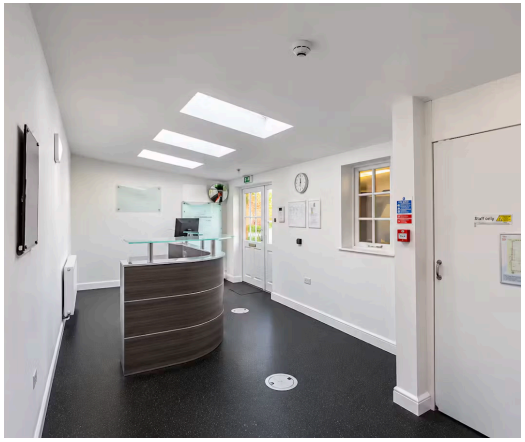
9 Victoria Square, Whitby, YO21 1EA

D1 (Non Residential Institutions), Office, Other To Let | £35,000 per annum | 171.96 sq m

A prominent Grade II Listed building extending to approximately 2,500 sq ft over three floors in the heart of Whitby town centre.







Description

Occupying a prominent position within the heart of Whitby town centre, 9 Victoria Square comprises a substantial Grade II Listed former dental practice extending to approximately 2,500 sq ft, arranged over three floors. The property is an attractive period building dating from the 18th century and benefits from a number of notable architectural features, including distinctive bowed bay windows and attic dormers.

Formerly operating as Whitby Dental Care / Victoria Square Dental Practice, the property provides well-proportioned accommodation throughout, with a reception and customer-facing area at ground floor level and a range of ancillary rooms and accommodation across the upper floors.

The building offers considerable scope for refurbishment, redevelopment or alternative uses, subject to the necessary consents. Planning and listed building applications have previously been submitted for the conversion of the property from a dental surgery to five holiday-let apartments, demonstrating its potential for a variety of future uses.

Location

9 Victoria Square occupies a prominent position within the heart of Whitby town centre, fronting the well-established Victoria Square commercial area, close to the town's principal retail, leisure and tourism amenities.

Whitby's renowned harbour, town centre attractions and seafront are all within easy walking distance of the property, reinforcing its appeal to both occupiers and visitors.

The property is well connected by road via the A171 and A169, providing links to Middlesbrough, Scarborough and the wider North Yorkshire region. Whitby Railway Station is situated nearby, offering regular rail services and enhancing accessibility for staff and customers alike.

Accommodation

Name	sq ft	sq m	Availability
Ground	693.20	64.40	Available
1st	671.45	62.38	Available
2nd	486.31	45.18	Available
Total	**1,850.96**	**171.96**	

Summary

- Rent: £35,000 per annum
- Service charge: n/a
- EPC: C
- Lease: New Lease

Further information

- View details on our website
- View Microsite

Contact & Viewings



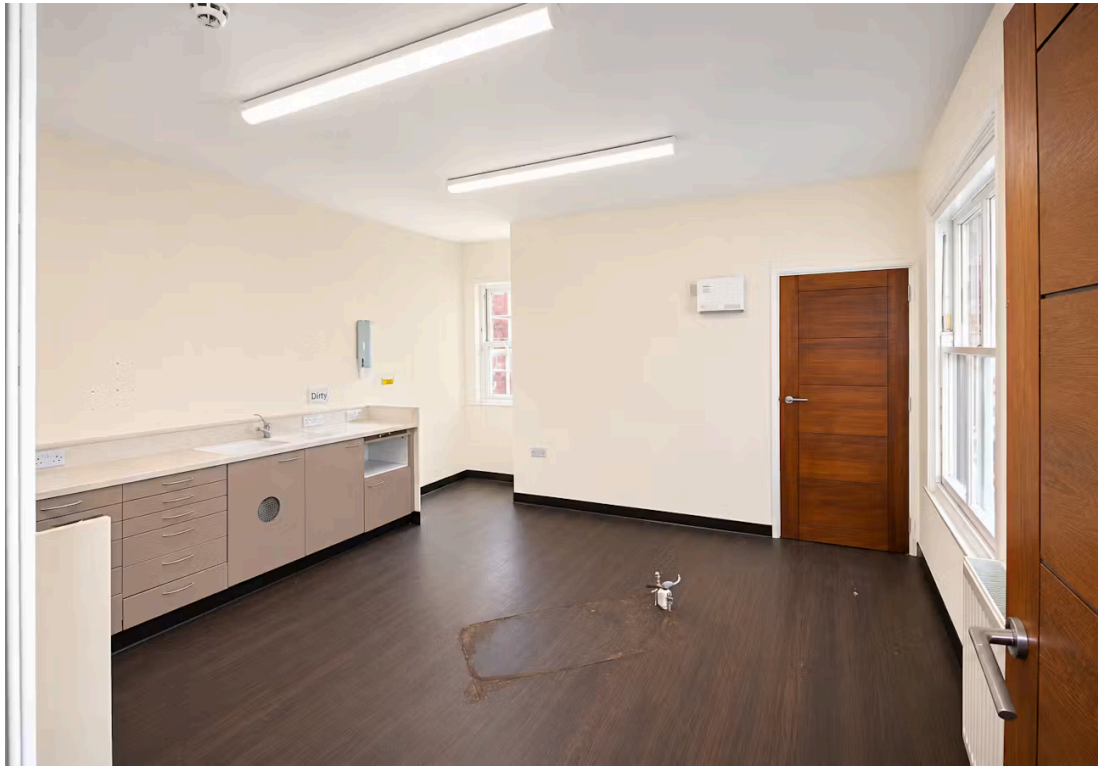
Julie Anderson
01609 797 330 | 07968 799 734
julie.anderson@alignpropertypartners.co.uk

Disclaimer These particulars are set out as a general outline for the guidance of intended purchasers/tenants and do not constitute part of any offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending Purchaser/tenant should not rely on them as statement or representations of fact, but must satisfy themselves by there own inspection(s) or otherwise as to the correctness. The property/land is sold/let as seen, and the purchaser/tenant is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors and/or it's associated agents has any authority to make or give any representation or warranty what so ever in relation to this site/building. Align Chartered Surveyors trades under Align Property Partners Limited CRN: 10385861, Part of the Brierley group of companies (owned by North Yorkshire Council).








Dirty


CCTV
First aid

