

# Lot 23, 11 Murray Street, Filey,

North Yorkshire YO14 9DF

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Freehold Retail/Residential Investment and Development Opportunity

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## Property Information

### Freehold Retail/Residential Investment and Development Opportunity

- Comprises a former Post Office and Delivery Office
- Now operates as a café/bar plus two 2-bed flats on the upper floors and former Delivery Office used for general storage & distribution
- Includes rear yard/parking for 5 cars (circa 1,500 sq ft)
- Prominent town centre location
- Nearby occupiers include Tesco Superstore, Heron Foods, Boots Pharmacy (opposite) and an eclectic mix of local retailers

**Lot** 23  
**Auction** 12th December 2024

**Rent** £32,684 per Annum Exclusive  
**Status** Available

**Sector** Mixed Use  
**Auction Venue** Live Streamed Auction

On Behalf of TT Group

### Location

**Miles** 8 miles south-east of Scarborough, 40 miles north-east of York  
**Roads** A64, A165, A170  
**Rail** Filey Railway Station  
**Air** Teeside International Airport

### Situation

Filey is an attractive and popular seaside town located on the North Yorkshire Coast, eight miles south-east of Scarborough. The property is prominently located on the north side of Murray Street, in the heart of the town centre. Nearby occupiers include Tesco Superstore, Heron Foods, Boots Pharmacy (opposite) and an eclectic mix of local retailers.

### Tenure

Freehold.

### EPC

The EPC's will be available to view online in the solicitor's legal pack.

### Description

The property comprises a café/bar arranged on the ground floor, two separately-accessed 2-bed flats on the first and second floors, and a former Delivery Office at the rear, currently used for storage/distribution. The property benefits from a rear yard parking for 5 cars to the rear.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground (front)	Café/Bar (Former Post Office)	104.88	(1,129)	K. CLARKSON (t/a Captain Wills Bar)	10 years from 15/02/2019 until 14/02/2029	£10,500
Ground (rear)	Storage/Distribution (Former Delivery Office)	271.74	(2,925)	G. OWRAM	A term of years from 26/06/2022 until 14/02/2029 (1) with a rent review on 31/03/2026	£8,000
First/Second	2 Residential Flats - 2-beds each	166.57	(1,793)	CAPTAIN WILLS APARTMENTS LTD with Personal Guarantee (2)	A term of years from 01/06/2020 until 14/02/2029	£14,184
<b>Total</b>		<b>543.19</b>	<b>(5,847)</b>			<b>£32,684</b>

(1) The lease is subject to a mutual option to determine on 31/03/2026.

(2) The tenant sublets one of the flats for holiday lets/B&B.

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## Contacts

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2024