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TOTAL FLOOR AREA : 4303 sq.ft. (399.7 sq.m.) approx.



12 Prospect Street, Bridlington, East Yorkshire,  
YO15 2AL

Harris Shields  
Collection

## INVESTMENT BLOCK - BRIDLINGTON TOWN CENTRE.

- ✓ Investment Opportunity.
- ✓ Town Centre Freehold.
- ✓ Subject To Existing Tenancies.
- ✓ 2 Ground Floor Shops.
- ✓ First Floor Office Suite.
- ✓ 3 Self Contained Flats.
- ✓ Potential Income £37,000 Per Annum.

Asking Price £420,000

# Harris Shields Collection

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### Description

INVESTMENT BLOCK.....BRIDLINGTON TOWN CENTRE.

Harris Shields Collection are delighted to bring to the market this imposing 4 storey double fronted property which has been converted to create 2 ground floor commercial units (both currently let on lease @£8,950 and £10,200 per annum.) A first floor suite of offices was previously let as a dental surgery (currently vacant) and separate access leads to 3 self contained flats (all currently vacant) which were previously achieving £4,800 per annum per flat.

Gross potential annual income for the premises, based on previous tenancies / leases is approximately £37,000.

The property is located in a prominent position in the town centre, close to most major amenities and a public car park.

Harris Shields Collection Estate Agents proudly serve Bridlington and Scarborough as well as surrounding villages.

### Additional Information

Council tax band



Opening doors  
for over 60 years

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