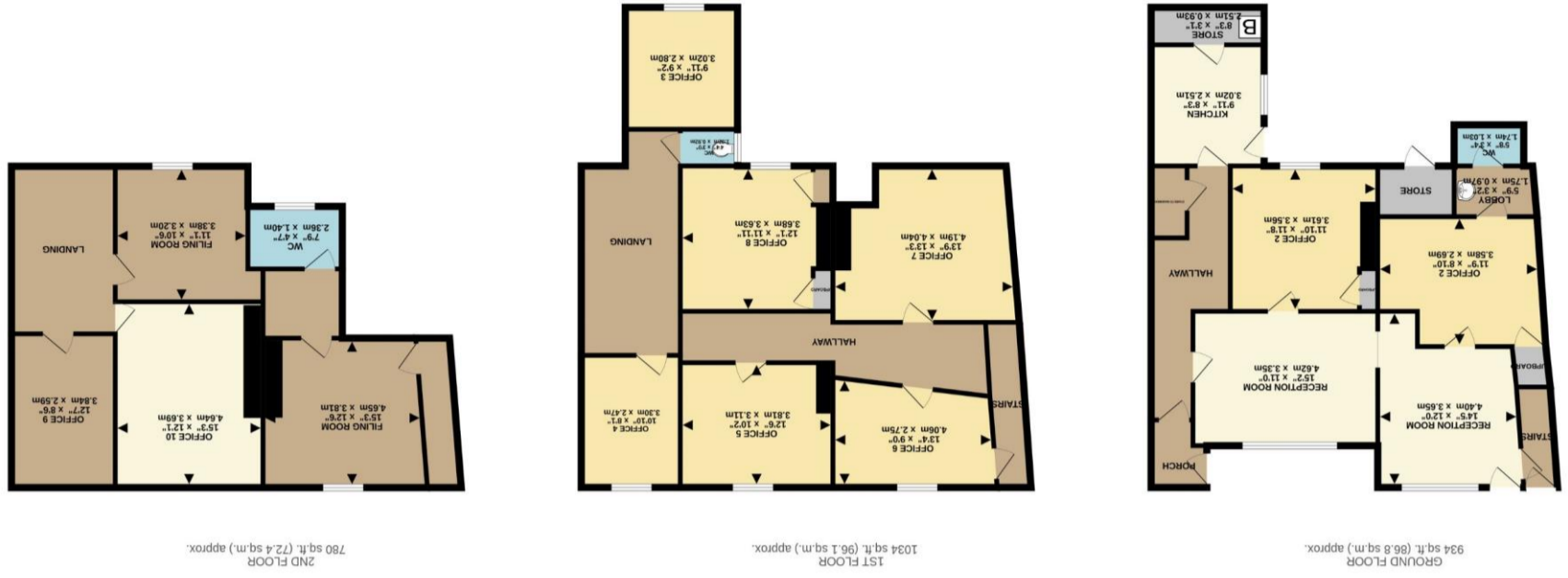


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 2748 sq.ft. (255.3 sq.m.) approx.



2-4, Wellington Road, Bridlington, East Yorkshire, YO15 2BN

Harris Shields Collection

## VALUABLE COMMERCIAL FREEHOLD PREMISES, BRIDLINGTON TOWN

- ✓ Possible Development Opportunity.
- ✓ Two Adjoining Properties.
- ✓ Former Accountants' Offices.
- ✓ Enclosed Yard To Rear.
- ✓ Gas Central Heating.
- ✓ Town Centre Position.
- ✓ Vacant Possession.

Asking Price £200,000

# Harris Shields Collection

Harris Shields Collection, 14 Promenade, Bridlington East Yorkshire, YO15 2PX

01262 601704

[estateagents@harris-shieldscollection.uk](mailto:estateagents@harris-shieldscollection.uk)

<https://harris-shieldscollection.uk/>

### Description

#### POSSIBLE DEVELOPMENT OPPORTUNITY.

Harris Shields Collection are delighted to bring to the market this interesting potential development opportunity made up of 2 adjoining 3 storey properties which, until recently, were occupied by local accountants.

The spacious accommodation could be split back to two shops with residential flats above or separated back to two individual properties.

Accessed via two entrances to the ground floor the property comprises: To the ground floor, 2 reception areas; 2 offices; kitchen and wc facilities; access to an enclosed walled rear garden. There are a further 6 offices and toilets on the first floor plus 2 more offices, 2 filing rooms and toilets to the second floor.

The property occupies a good central position in Bridlington town centre, opposite the cenotaph and Palace car park.

### Additional Information

Council tax band



Opening doors  
for over 60 years

Harris Shields  
Collection