

44 QUAY ROAD, BRIDLINGTON, YO15 2AP

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate only and should not be used as the basis for any construction or planning application. The services, systems and appliances shown may have been tested and no guarantee is given as to their operational efficiency or safety.

OTAL FLOOR AREA: 1423 sq. ft. (132.2 sq.m.) approx.

6 sq.ft. (34.0 sq.m.) approx.

The floor plan illustrates the layout of the house. The Living Room is a large room measuring 4.78m x 4.40m, located at the front. To its right is the Kitchen, which measures 3.46m x 3.10m and has a doorway leading to the Dining area. The Dining area is a smaller room measuring 1.14m x 1.02m. Above the Dining area is a small room labeled 'Up', which is likely an additional living space or a study. The house also features a central entrance and a bathroom (BATHROOM) located at the top of the plan. The overall layout is compact and well利用.

474 sq. ft. (44.0 sq.m.) approx.

5.93m x 3.84m  
19'5" x 12'7"

SHOP

3.84m x 2.67m  
12'7" x 8'9"

SHOP

STORAGE

BATHROOM

3.84m x 1.53m  
12'7" x 5'0"

DRCI

84 sq. ft. (54.2 sq.m.) approx.



**44 Quay Road, Bridlington, East Yorkshire, YO15  
2AP**

# Harris Shields Collection

## Attractive Mixed-Use Investment in Sought-After Bridlington Location

- ✓ Mixed-use property
- ✓ Prime Bridlington location
- ✓ Established commercial tenant
- ✓ Self-contained maisonette
- ✓ Ongoing rental income
- ✓ Investment opportunity
- ✓ No vacant units
- ✓ Strong yield potential

Asking Price £89,950

### Description

A fantastic opportunity to acquire a part-commercial, part-residential property in a desirable area of Bridlington, offering immediate rental income and excellent long-term potential.

The ground floor is currently let as a well-established hair salon, with a long-standing tenant in place paying £95 per week. The tenant has expressed interest in signing a new lease agreement with the incoming owner, providing stability and continuity.

Above the commercial premises is a spacious maisonette flat, currently let on an Assured Shorthold Tenancy (AST) at approximately £400 per calendar month. The residential accommodation is well-laid-out and benefits from its own access, making it ideal for ongoing rental use.

With both units fully let, this property presents a turn key investment opportunity with scope to increase yields or enhance value over time. Whether you're expanding your portfolio or stepping into property investment for the first time, this is a versatile and income-producing asset in a strong rental

### Additional Information

Council tax band

