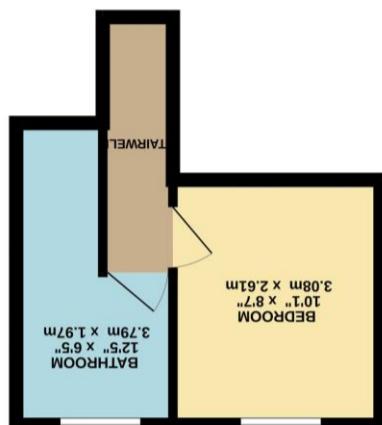


Whiles every attempt has been made to ensure the accuracy of the information contained in this brochure, the manufacturer and distributor of soaps, whiteners, powders and detergents and no responsibility is taken for any omission of mis-statement. This plan is for illustrative purposes only and should not be used as a specific purchase plan. The manufacturer reserves the right to alter the plan at any time.

As to their responsibility of ultimate liability given.

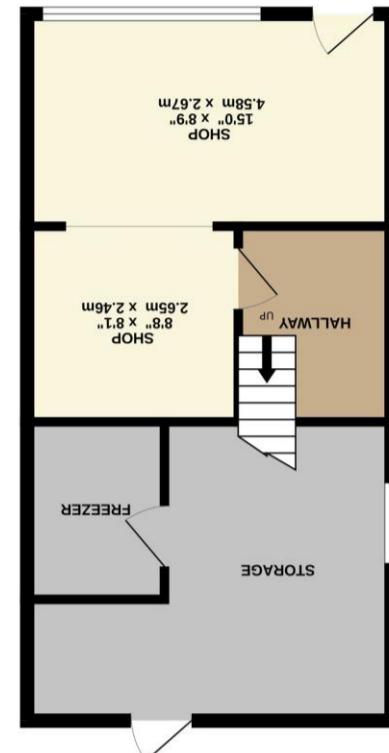
Make with **polypropylene** 2025



79 sq.ft. (16.7 sq.m.) approx.



303 sq.ft. (28.2 sq.m.) approx.



437 sq.ft. (40.6 sq.m.) approx.



**7 Chapel Street, Bridlington, East Riding of Yorkshire, YO15 2DR**

# Harris Shields Collection

## Prime Bridlington town centre investment generating £13,000 PA, with

- ✓ Prime town centre
- ✓ High footfall area
- ✓ £12,000 annual income
- ✓ Established commercial tenant
- ✓ Potential flat conversion
- ✓ Dual income opportunity
- ✓ Good overall condition
- ✓ Strong investment potential

Asking Price £165,000

### Description

Prime Town Centre Commercial Property – Investment with Development Potential

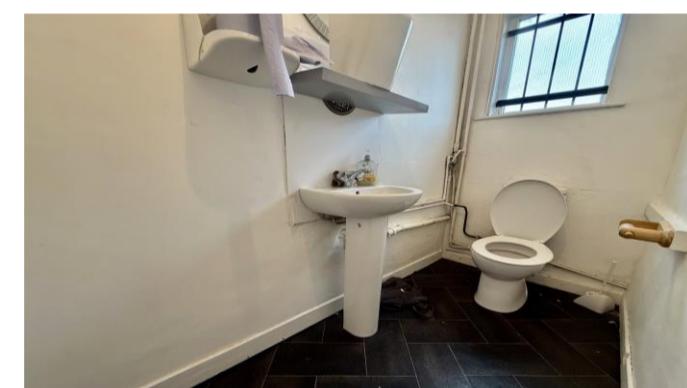
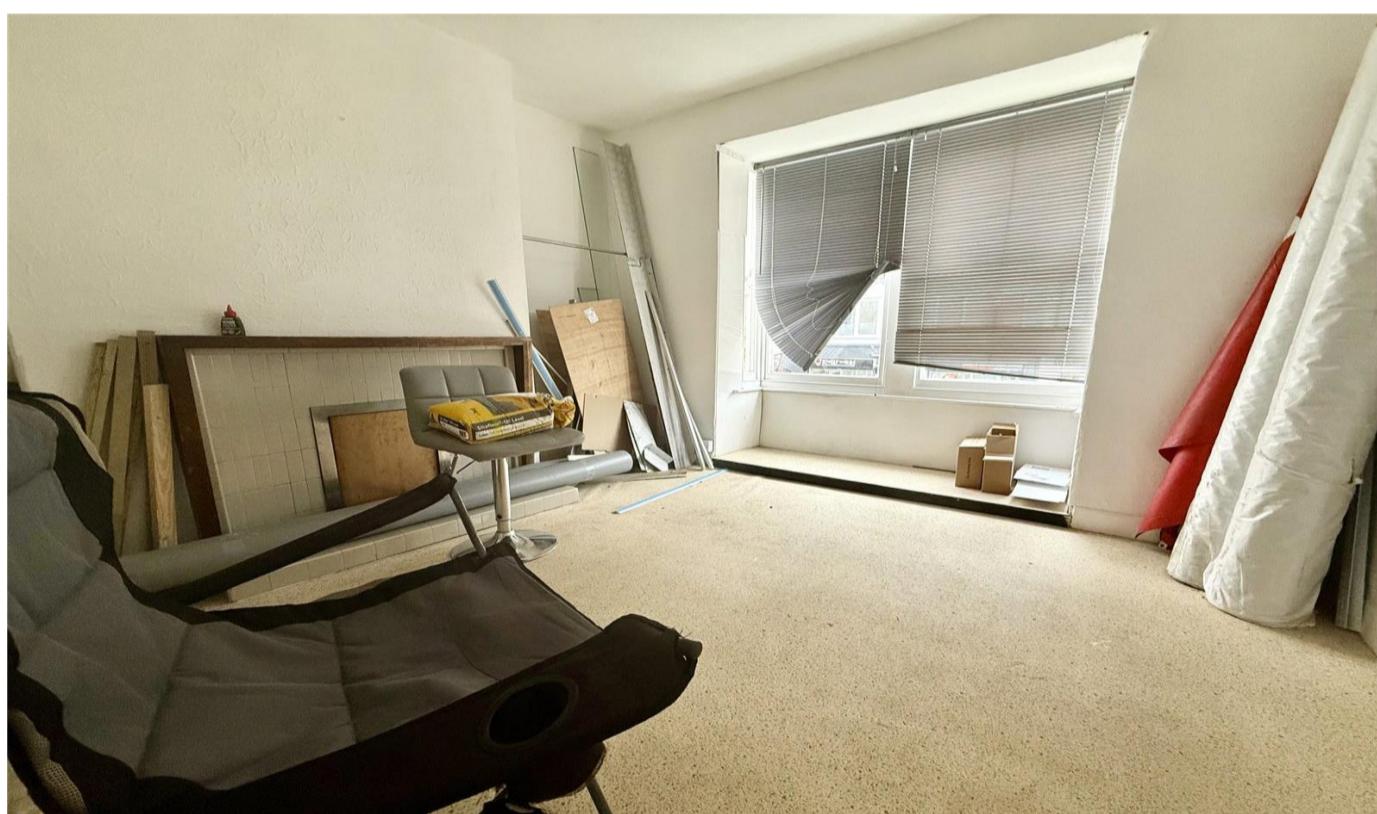
Located in the heart of Bridlington town centre, this well-presented commercial premises occupies a prominent high-footfall position, surrounded by a variety of established independent and national retailers.

Currently operating as a traditional butcher's shop, with a tenant in place paying £13,000 per annum, providing a solid and immediate rental return.

The ground floor retail area is well-maintained and fitted out to a good standard, suitable for a range of retail or food-based uses. Above the shop, the first-floor space is currently used for storage but offers excellent potential for conversion into residential accommodation, subject to the necessary planning consents. This could create two separate income streams, enhancing the property's long-term investment appeal.

### Additional Information

Council tax band



Opening doors  
for over 60 years

# Harris Shields Collection

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

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Collection