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TOTAL FLOOR AREA: 7060 sq.ft. (655.9 sq.m.) approx.



798 sq.m. (167.0 sq.m.) approx.



768 sq. ft. (164.3 sq.m.) approx.



1768 sq. ft. (164.3 sq.m.) approx.



1726 sq.m. (160.4 sq.m.) approx.



**3 Cliff Street, Bridlington, East Riding of Yorkshire,
YO15 2NJ**

Harris Shields Collection

Commercial Freehold For Sale – Close to Bridlington Seafront

- ✓ Prime coastal location
- ✓ Four-storey freehold property
- ✓ Strong investment opportunity
- ✓ Established rental income
- ✓ Versatile commercial space
- ✓ Close to seafront
- ✓ Popular tourist area

Asking Price £395,000

Description

An exceptional opportunity to acquire the freehold of a substantial four-storey commercial property, located just a short walk from Bridlington's vibrant seafront. The property comprises a well-positioned ground-floor bar, a versatile pool room on the first floor, and a generous top-floor maisonette, offering both commercial and residential income potential.

Generating an expected annual income of approximately £38,000, this property represents a strong investment prospect. The ground-floor bar is currently available for a new operator, allowing an incoming owner to capitalize on the established trading position while exploring additional revenue opportunities.

Situated in a highly desirable and prominent location within a thriving coastal town, this freehold property is a rare offering for investors seeking long-term value, flexibility, and a presence in a popular tourist destination. With its combination of income-generating potential, versatile layout, and prime location, it is ideal for both experienced investors and business operators.

Additional Information

Council tax band

