

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.

TOTAL FLOOR AREA : 2314 sq.ft. (215.0 sq.m.) approx.



40 High Street, Bridlington, East Yorkshire, YO16 4PX

Harris Shields Collection

OLD TOWN, BRIDLINGTON - INVESTMENT OPPORTUNITY, GROUND FLOOR

- ✓ Investment Opportunity.
- ✓ Grade 2 Listed Building.
- ✓ Ground Floor Retail Premises.
- ✓ 2 Residential Flats Above.
- ✓ All Tenanted.
- ✓ Old Town Location.

Asking Price £195,000

Harris Shields Collection

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Description

INVESTMENT OPPORTUNITY....GRADE 2 LISTED BUILDING IN HISTORIC OLD TOWN, BRIDLINGTON.

Harris Shields Collection are delighted to offer to the market this attractive, three storey, Grade 2 Listed Building, located on the High Street of Old Town, Bridlington.

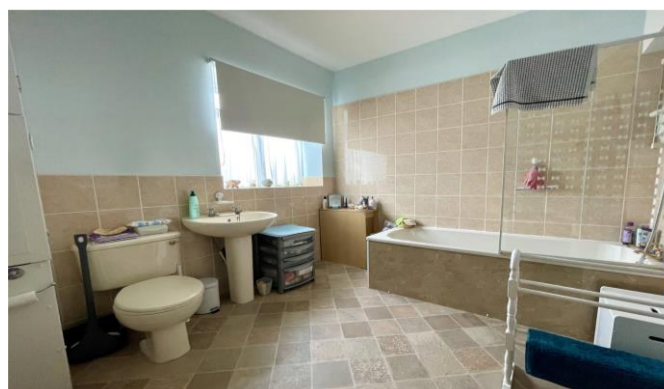
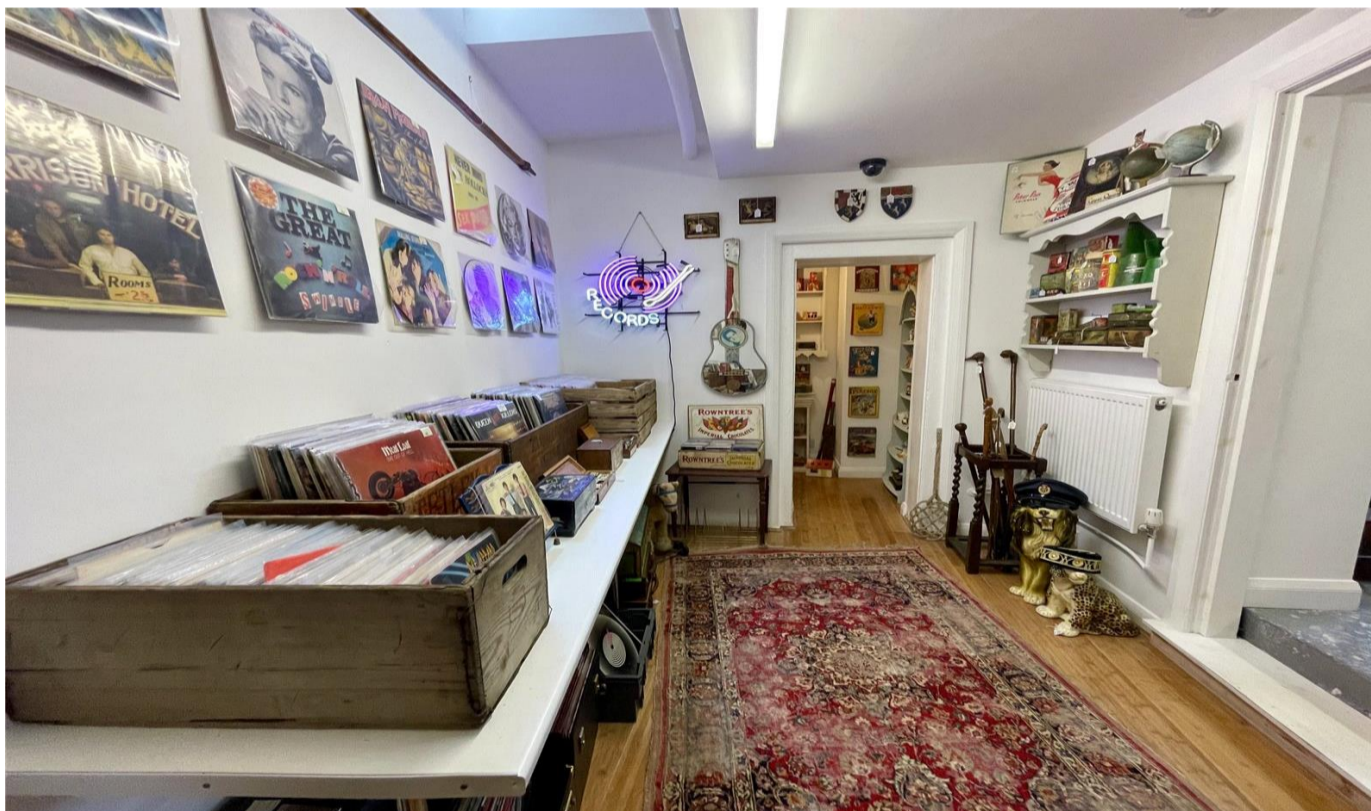
Consisting of ground floor retail premises with two residential flats above, the property is being sold with tenants in situ and subject to the existing tenancies. The shop has a 2 year lease effective until 2026 and both flats are occupied on Assured Shorthold Tenancies. The shop is currently paying £485 per calendar month. Flat 1 is paying £400 per calendar month, Flat 2 is paying £425 per calendar month.

The property has been upgraded in recent years and Gas Central Heating has been installed.

Colloquially known as 'The Other Side of the Seaside', Bridlington Old Town is recognised as the cultural side of Bridlington, encompassing the Bridlington Priory Church, Bayle Museum along with the wonders of the Bridlington Old Town High Street and Market Place.

Additional Information

Council tax band A



Opening doors
for over 60 years

Harris Shields
Collection