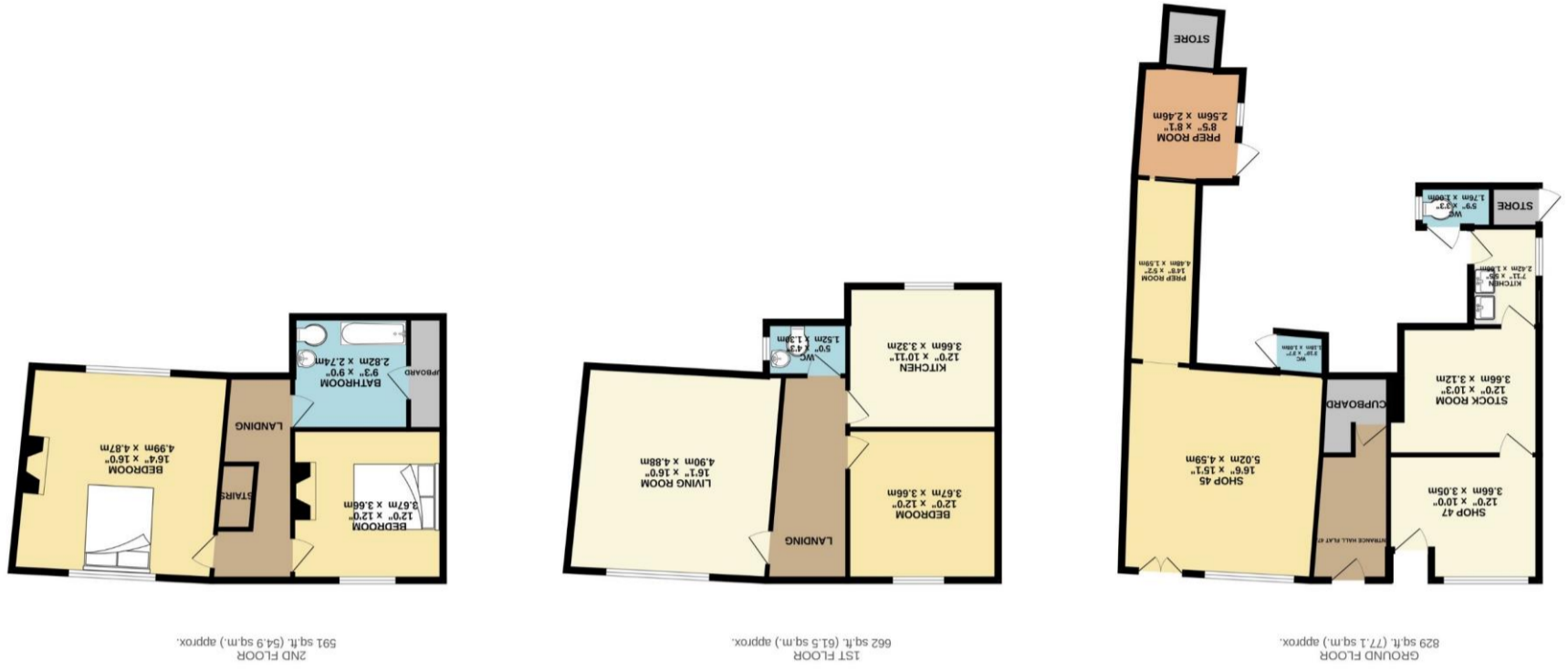


45-49 FLAMBOROUGH ROAD, BRIDLINGTON, YO15 2JH
 TOTAL FLOOR AREA : 2083 sq.ft. (193.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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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45-47 Flamborough Road, Bridlington, East Riding of Yorkshire, YO15 2JH

Harris Shields Collection

IMPOSING BUILDING WITH TWO COMMERCIAL UNITS AND FABULOUS

- ✓ 2 Shops.
- ✓ Maisonette.
- ✓ 3 Bedrooms.
- ✓ All units tenanted.
- ✓ Prime Location.

Asking Price £230,000

Harris Shields Collection

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

01262 601704

estateagents@harris-shieldscollection.uk

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

Description

This property has undergone a range of refurbishment by the current freeholder, consists of a mid-terrace three story building which has been converted to create 2 shops and a fantastic maisonette flat. Occupying a prime position on a well-used road and opposite a Tesco Express store, the location is key to servicing a local community.

All units are currently tenanted and would be subject to existing leases with tenants in situ.

Store 1 - 3 Year lease which commenced on 16/7/23 and is currently paying £5,400 per annum (£450 per month).

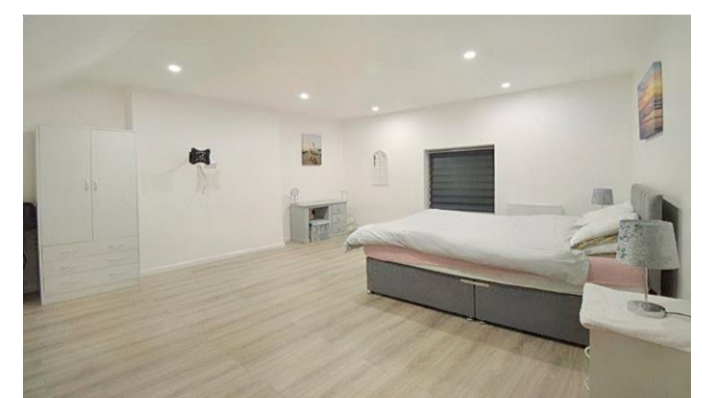
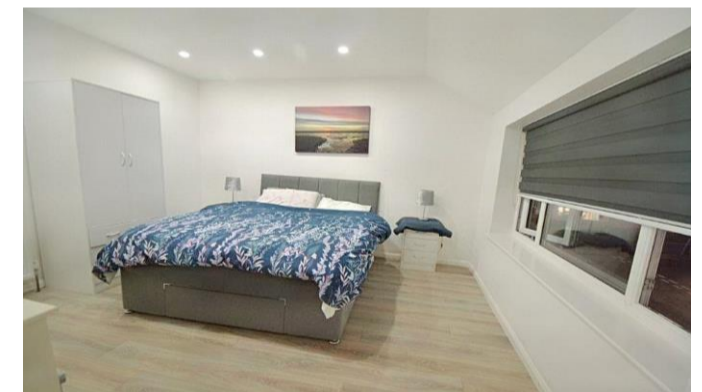
Store 2 - 3 Year lease which commence on 1/10/23 and is currently paying £5,400 per annum (£450 per month)

3 Bed Flat - 6 month Assured Short Hold Tenancy which commenced on 12/12/23 and is currently paying £900 per Calander month.

The Maisonette flat is split across 3 levels - there is an entrance hallway with storage on the lower level, upstairs there is a breakfast kitchen fully fitted out with all you would expect, a large living room which also offers an area which could be utilised as a dining area or perhaps office space, the first

Additional Information

Council tax band B



Opening doors
for over 60 years

Harris Shields
Collection