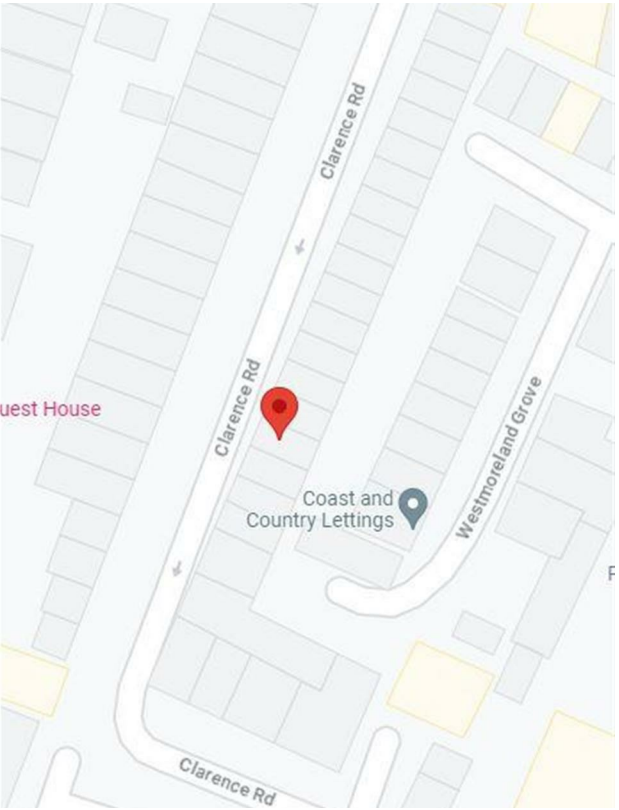

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Clarence Road,
Bridlington, YO15 2QX

Guide Price £310,000

A rare opportunity to acquire two adjoining blocks of 8 lettings units that are conveniently situated towards Bridlington town centre. They are all currently let and generate a gross income of approximately £31,720 when fully let and will be sold subject to the Assured shorthold Tenancy (AST) agreements in place.

8 8 8 EPC

LOCATION
The properties are located on Clarence Road in Bridlington town centre and is within close proximity to the main town centre amenities.

14 CLARENCE ROAD
Block of 4 letting units that comprise one studio and three one bedroom flats

RENTAL INCOME
Flat 1 – Studio £75pw £3,900 pa
Flat 2 – 1 Bed £80 pw £4,160 pa
Flat 3 – 1 Bed £75 pw £3,900 pa
Flat 4 – 1 Bed £80 pw £4,160 pa
£16,120 pax

16 CLARENCE ROAD
A block of four letting units that comprise two studio units and two one bedroom flats.

RENTAL INCOME
Flat 1 – Studio £75pw £3,900 pa
Flat 2 – Studio £70 pw £3,640 pa
Flat 3 – 1 Bed £75 pw £3,900 pa
Flat 4 – 1 Bed £80 pw £4,160 pa
£15,600 pax

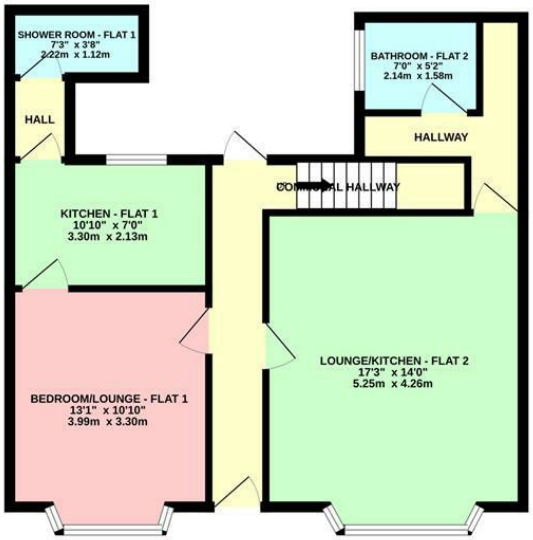
TENURE
Freehold

To be sold subject to the Assured Shorthold Tenancies that are in place.

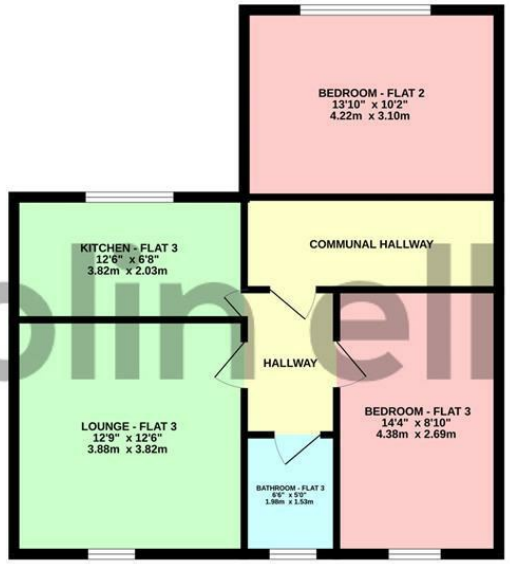
VIEWING
Strictly via appointment with sole agents, Colin Ellis Property Services on 01723 363565

To view all our current listings please visit www.colinellis.co.uk

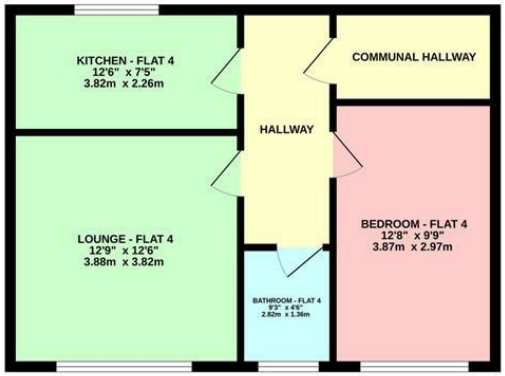
GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



2ND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1818 sq.ft. (168.9 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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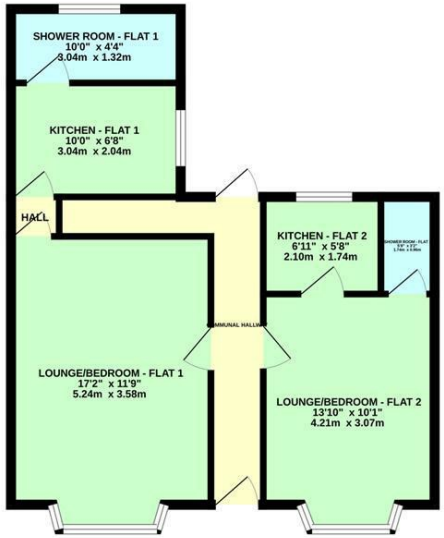
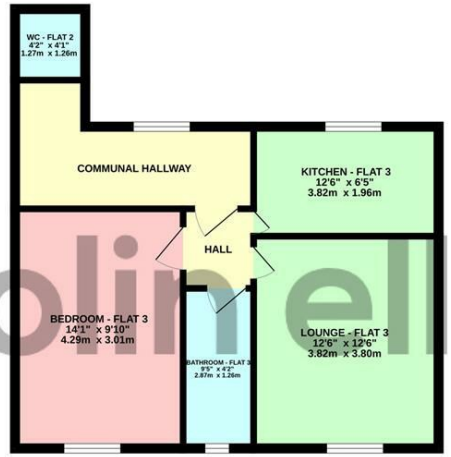
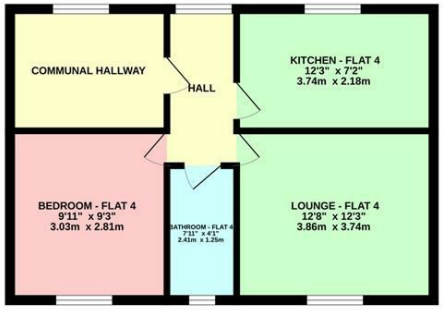
GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



2ND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1499 sq.ft. (139.3 sq.m.) approx.

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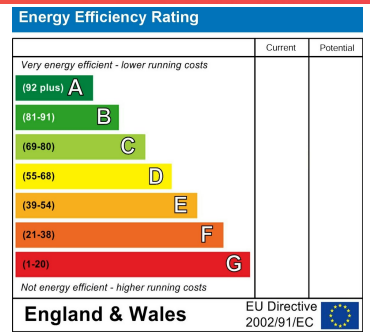
Clarence Road - 18529953
Council Tax Band -
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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