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Promenade, **Bridlington, YO15 2QE**

Guide Price £165,000

A great opportunity to acquire a mixed use FREEHOLD INVESTMENT in Bridlington town centre. It is currently arranged as a tenanted hair salon on the ground floor with the upper floors arranged as two self contained flats that offer 2 bedroom and 3 bedroom accommodation. The building currently generates a gross rental income of approximately £14,980 per annum and is to be sold with the tenancies in place.

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The building is situated on the Promenade in Bridlington town centre and is conveniently positioned adjacent to a pay and display car park.

A well established hair salon with the tenant subject to a formal Landlord & Tenant Act lease.

A good sized two bedroom flat in good order

A three bedroom maisonette

Ground floor = £5,100 pax
First floor = £4,680 pax
Second floor = £5,200 pax

Generating a gross rental income of, £14,980 per annum when fully let.

Freehold but subject to the tenancies that are in place

Strictly by prior appointment with sole agents, Colin Ellis Property Services on 01723 363565
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TOTAL FLOOR AREA : 2407 sq.ft. (223.6 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 is given as to their operability or efficiency can be given.

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Council Tax Band ratings have been provided by DirectGov.

