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**Promenade,
Bridlington, YO15 2QE**

Guide Price £145,000

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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LOCATION

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

GROUND FLOOR

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

FIRST FLOOR

A good sized two bedroom flat in good order

SECOND FLOOR

A three bedroom maisonette

RENTAL INCOME

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.

TENURE

Freehold but subject to the tenancies that are in place

VIEWING

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, symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
(92 plus) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Promenade - 18601673

Council Tax Band - Exempt

Length of Tenancy - Please contact office for further information

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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