



80 High Street, Bridlington, YO16 4QA

Price Guide £157,000



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Welcome to Bridlington's old town, this block of flats presents a unique investment opportunity.

Situated on the historic High Street, the property boasts a delightful blend of character and original Georgian architecture, surrounded by an array of curio shops, restaurants, galleries, and private residences.

Comprising three storeys, the building features a ground floor shop, alongside three well-appointed one-bedroom flats. Each flat is fully let, ensuring a steady stream of rental income for the discerning investor.

This block of flats is an excellent opportunity for those looking to invest in Bridlington's thriving property market. Whether you are an experienced investor or new to the market, this property is sure to capture your interest.

Shop:

17'11" x 11'7" (5.47m x 3.54m)

Bay windows.

Flat 1:

Entrance:

Door into the kitchen.

Kitchen:

9'0" x 5'11" (2.75m x 1.82m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, single glazed window and central heating radiator.

Lounge:

13'6" x 7'0" (4.14m x 2.15m)

A rear facing room, two upvc double glazed windows and central heating radiator.

Bedroom:

11'4" x 8'5" (3.46m x 2.58m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bathroom:

6'2" x 5'11" (1.90m x 1.82m)

Comprises bath with plumbed in shower over, wc, wash hand basin, extractor, single glazed window and central heating radiator.

Inner hall:

Understairs storage cupboard and door into the shop.

First floor:

Flat 2:

Entrance:

Door into inner hall, central heating radiator.

Lounge:

17'11" x 14'5" (5.47m x 4.40m)

A spacious front facing room, built in storage cupboards, fireplace with wood surround, two sash windows and central heating radiator.

Kitchen:

11'9" x 5'2" (3.59m x 1.59m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, gas combi boiler and upvc double glazed window.

Bedroom:

14'7" x 9'2" (4.47m x 2.81m)

A rear facing double room, upvc double glazed window and central heating radiator.

Utility area:

7'6" x 3'0" (2.29m x 0.92m)

Plumbing for washing machine.

Bathroom:

9'4" x 7'2" (2.85m x 2.19m)

Comprises bath, wc, wash hand basin, extractor, upvc double glazed window and central heating radiator.

Second floor:

Flat 3:

Entrance:

Door into inner hall, plumbing for washing machine, built in storage cupboards and central heating radiator.

Lounge:

17'8" x 7'11" (5.39m x 2.42m)

A front facing room, fireplace with tiled chimney and wood surround. Sash window and central heating radiator.

Kitchen:

11'6" x 4'3" (3.52m x 1.30m)

Fitted with a range of base and wall units, stainless steel sink unit, gas combi boiler, part wall tiled, pantry, upvc double glazed window and central heating radiator.

Bedroom:

13'1" x 7'4" (4.01m x 2.25m)

A front facing double room, sash window and central heating radiator.

Bathroom:

8'7" x 3'8" (2.64m x 1.13m)

Comprises bath, wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the rear of the property is a communal yard, two brick built outbuildings, one for Flat 1 with plumbing for washing machine and gas combi boiler.

Notes:

Rents:

Shop £100 PCM

Flat 1 £400 PCM

Flat 2 £346 PCM

Flat 3 £350 PCM

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



