

ELLIS HAY

COMMERCIAL



2 Union Street
Town Centre, Filey, YO14 9DZ

Guide Price £290,000

***** Commercial Investment Opportunity*****

In the heart of the ever popular Filey sits this investment block comprising of a commercial unit and 2 residential flats. All units are occupied and provide a rental income over £20,000 per year.



Area Map



Commercial Unit

The commercial unit houses a Micro-Pub which is on a 5 year lease with an option for a further 5 years and a 3 year break clause. Rental Income is £650 pcm. EPC iB

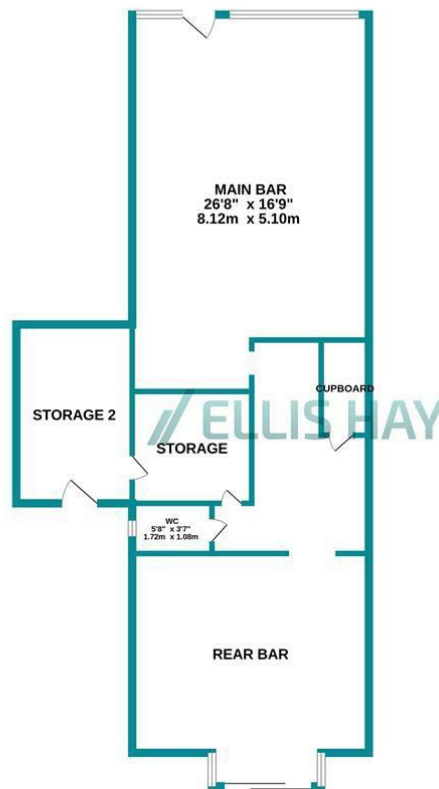
3 Bedroom Maisonette

This self contained 3 bedroom maisonette currently has a rental income of £740 PCM. EPC E. Council Tax A

1 Bedroom Flat

This self contained 1 bedroom flat currently has a rental income of £425 PCM. EPC E. Council Tax A

GROUND FLOOR
995 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.4 sq.m.) approx.

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