

## Belle Vue Street, Filey, YO14 9HY

- Prime central Filey location, close to the beach
- Owner-occupier or investor opportunity
- Full planning consent for 2 holiday apartments
- Ideal for short-term holiday lets or Airbnb
- Rare freehold property with mixed-use potential
- Ground floor gelato café with high footfall
- Option for vacant possession or new lease with current operator
- One-bed en-suite and three-bed maisonette approved
- Private rear yard with off-street parking
- Commercial EPC - C (71)

**Asking Price £325,000**





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Located on Belle Vue Street, right in the vibrant heart of Filey's bustling town centre and only a short walk from the beach, this substantial freehold property presents an exciting opportunity for investors, developers, or owner-occupiers. The building currently comprises a commercial ground floor unit and residential accommodation across the upper three floors, with the added benefit of full planning permission for conversion into two separate holiday lets.

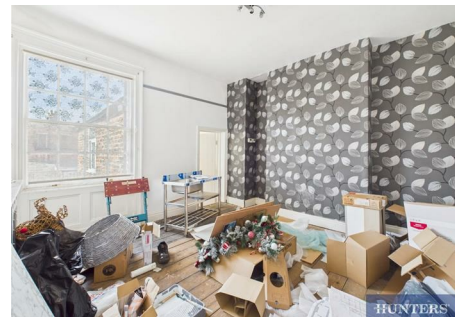
The ground floor is presently trading as a stylish and well-presented gelato café, successfully operated by the current owner and is licensed from 11am to 11pm. The space includes a customer-facing servery, store area, and disabled W.C. It enjoys excellent footfall thanks to its prime location. The current operator is flexible and would either vacate the premises upon completion or remain in occupation under a new lease, subject to agreement, offering versatility for both investors seeking rental income and buyers intending to run their own business.



Above the café, the upper three floors are configured as a maisonette, which has been granted full planning consent to be converted into two self-contained holiday apartments. The first floor is designated for a one-bedroom, en-suite apartment, ideal for the short-term rental market. The second and third floors are approved for conversion into a three-bedroom maisonette with separate living and kitchen areas, making it perfectly suited to family holiday stays.

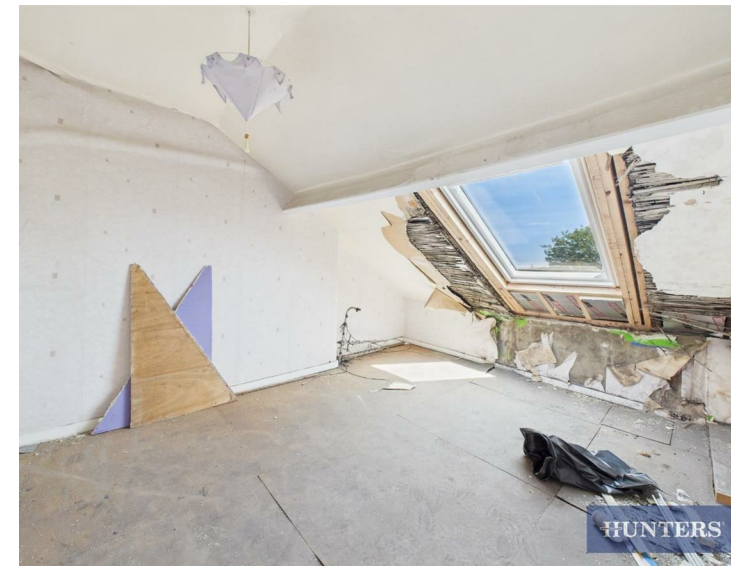
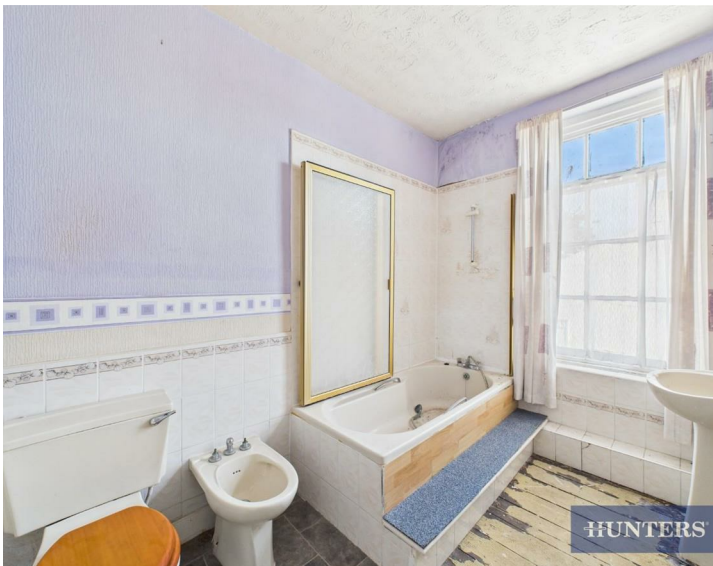
To the rear of the property, there is external space including private yard access and dedicated off-street parking—an increasingly rare and valuable asset in this central location. The approved planning application (reference 22/02331/FL) offers clear potential for income generation in one of the Yorkshire Coast's most popular tourist destinations.

This property represents a rare and highly flexible opportunity, whether as a mixed-use investment, a lifestyle business venture, or a holiday let conversion project.





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**HMRC**

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



### Viewings

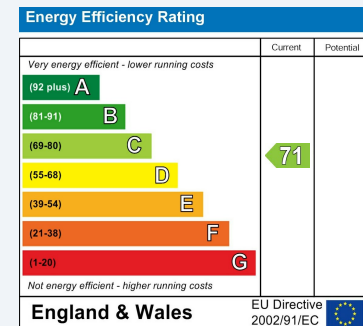
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.