

Road Map



Hybrid Map



Terrain Map



Floor Plan



## 1 Southgate, Hornsea HU18 1AQ

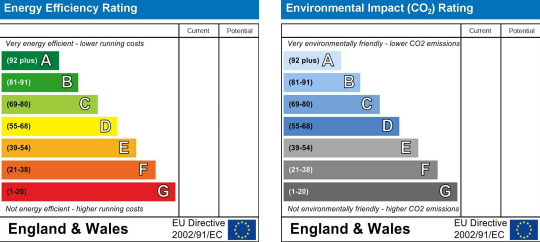
Offers in the region of £129,950

### Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

### Energy Efficiency Graph





# 1 Southgate

Hornsea HU18 1AQ

Offers in the region of £129,950



## LOCATION

This property fronts onto Southgate within the town centre, an ideal trading location.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished and an 18 hole golf course. The town is also well known for the Hornsea Village, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

## ACCOMMODATION

The property has mains gas central heating via hot water radiators (currently running the shop and flat on one system), Upvc double glazing (to all but two roof lights to the second floor which are double glazed with hardwood frames), bespoke fitted blinds to the windows and roof lights. The shop and accommodation is arranged over three floors as follows:

### GROUND FLOOR SALES SHOP

11'1' 22'11" overall (3.38m' 6.99m overall)  
Commercial currently under Class E, allowing for use as a retail, office, financial service, or beauty establishment.

Upvc door leading from Southgate with a separate

store to the rear, small kitchen area with sink and w/c leading off with low level w.c and wash hand basin. There is currently a Upvc door leading to the entrance of the flat.

### 1st & 2nd FLOOR FLAT

#### GROUND FLOOR ENTRANCE

Accessed via an archway leading from Southgate. With Upvc entrance door and stairs leading off.

#### FIRST FLOOR

Small landing.

#### LOUNGE

19'4" x 12'1" (5.89m x 3.68m)  
With laminate flooring and one central heating radiator.

#### KITCHEN

7'10" x 9'11" (2.39m x 3.02m)  
With base and wall units, worksurfaces, inset sink, built in oven and hob with extractor over, wall mounted central heating boiler, one central heating radiator and doorway to and enclosed staircase leading to the second floor.

#### BEDROOM 2

7'11" x 10'2" (2.41m x 3.10m)  
With laminate flooring and one central heating radiator.

#### SECOND FLOOR

#### BEDROOM 1

18'10" narrowing to 9'10" x 16'3" narrowing to 6'3" (5.74m narrowing to 3.00m x 4.95m narrowing to 1.91)  
Open plan to the stairs with bathroom leading off and a double glazed roof light.

#### BATHROOM/W.C.

7'8 x 9'10" (2.34m x 3.00m)  
With panelled bath with electric shower over, mermaid boarding to the splashback, pedestal wash hand basin, low level w.c, double glazed roof light and one central heating radiator.

#### POTENTIAL INCOME

Projected rent for Class E shop - £350 pcm

Projected rent for Flat £495 pcm

