

# HUNTERS®

HERE TO GET *you* THERE



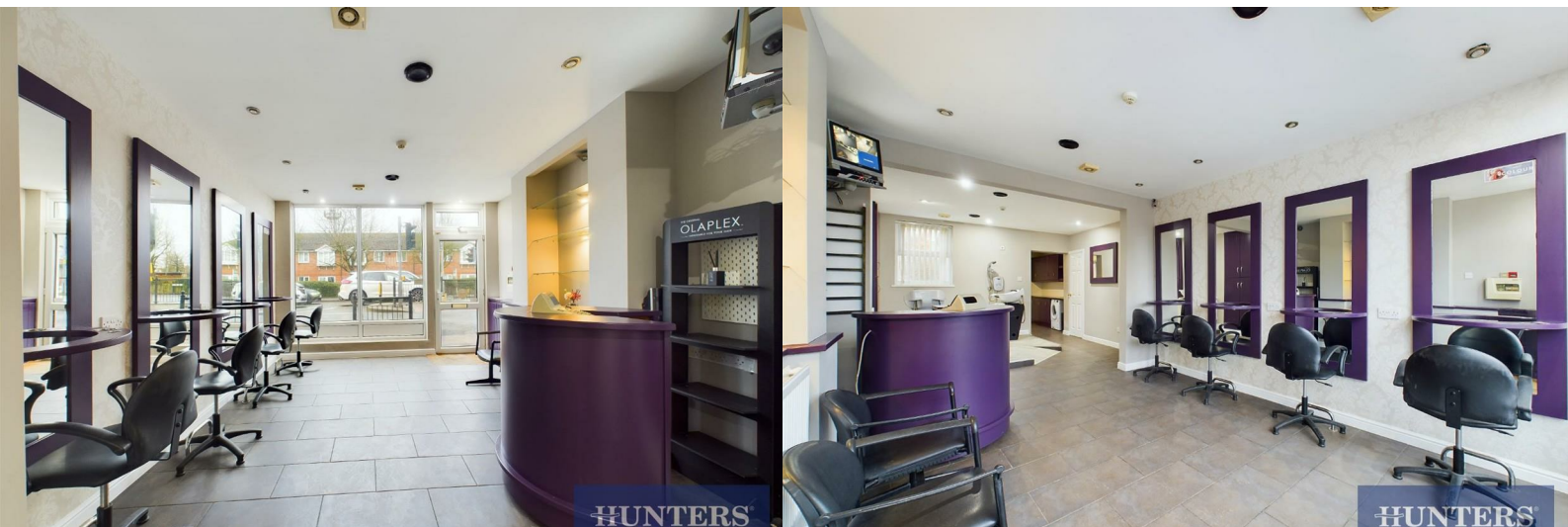
Quay Road

Bridlington, YO16 4JG

Price £120,000



Council Tax: A



# 262 Quay Road

Bridlington, YO16 4JG

Price £120,000



## \*\*COMMERCIAL UNIT AND MAISONETTE\*\*

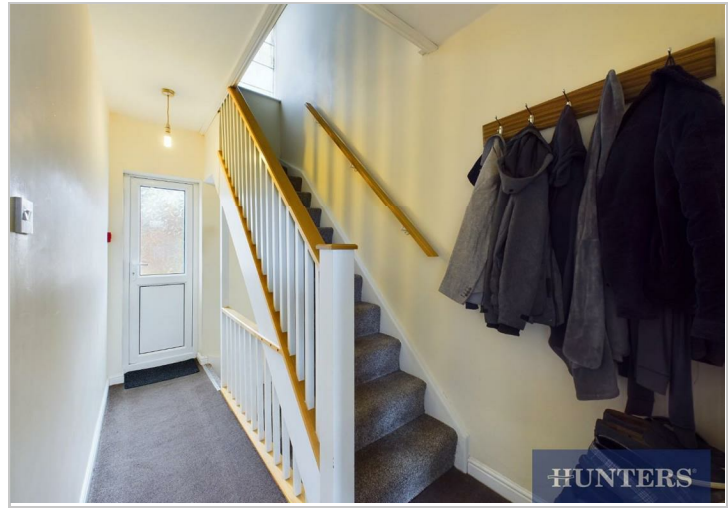
Nestled in a prime location, this property boasts a commercial unit on the ground floor, currently housing a thriving hairdressing salon. With a dedicated tenant in place until November 2024, you're guaranteed immediate returns on your investment. The salon is well-appointed with essential amenities including a kitchen and WC, ensuring both functionality and convenience.

Ascend to the upper floors and discover a charming two-bedroom maisonette, presenting an ideal living space or additional rental income stream. A spacious entrance hall greets you, leading into a generously sized living area adorned with a feature fireplace, perfect for cosy evenings. The ample space allows for a designated dining area, ideal for entertaining guests or enjoying family meals.

The heart of the home lies in the expansive kitchen, equipped with integrated gas hob and oven, ample cupboard space, and generous worktops, making meal preparation a breeze. Ascend further to find two spacious double bedrooms, providing comfortable living quarters for tenants or potential homeowners alike. A modern bathroom featuring a walk-in shower completes this inviting space.

Currently occupied by tenants, both the commercial unit and the maisonette contribute to an impressive gross rental yield of 9.25%, with a potential of a gross yield of 11.56%, ensuring a steady stream of income for savvy investors.

With its strategic location, versatile layout, and existing rental income, this property represents a golden opportunity to add value to your investment portfolio. Don't miss out on the chance to secure your financial future – seize this opportunity today!



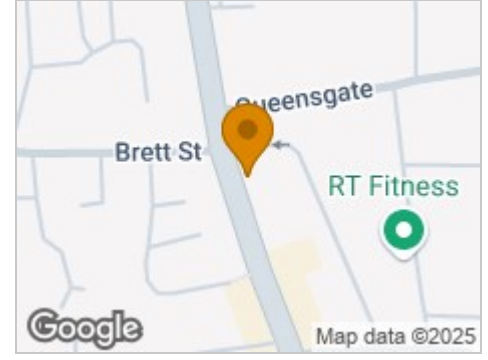
## Hybrid Map



## Terrain Map



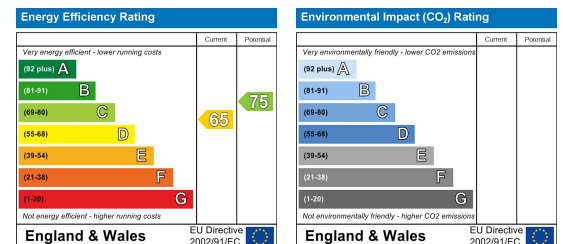
## Road Map



## Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.