



colin ellis

Langdales Wharf, Bridlington, YO15 3AN

Colin Ellis Property Services are delighted to bring to the market this VERY RARE opportunity to acquire a PRIME building on BRIDLINGTON'S HARBOUR. The building stands on a site of approximately 2,400 sq ft and has previously been used as a wet fish produce warehouse which is partially three storeys to part.

The building is ideal for a commercial operator or would make an ideal development site. To be sold with COMPLETE VACANT POSSESSION and may be available together with the adjacent BLUE HARBOUR HOUSE on a FREEHOLD basis. All enquires and discussions on the site welcome.

Guide Price £450,000



FULL DESCRIPTION

A prominent split level building that offers a 19 metre frontage across Langdales Wharf. The building has historically been used as a wet fish produce warehouse but has been very well maintained and would suit a variety of commercial uses, or even redevelopment (subject to local authority planning approval).

The unit also has the benefit of owning the Loading bay at the front.

LOCATION

The building stands proud and prominent on Bridlington's Harbour and is also within reasonable access to the main town centre amenities.

SERVICES

All mains services are believed to be connected or available on site.

TERMS

FREEHOLD

VIEWING

Strictly via sole agents, Colin Ellis Property Services on 01723 363565

RATES

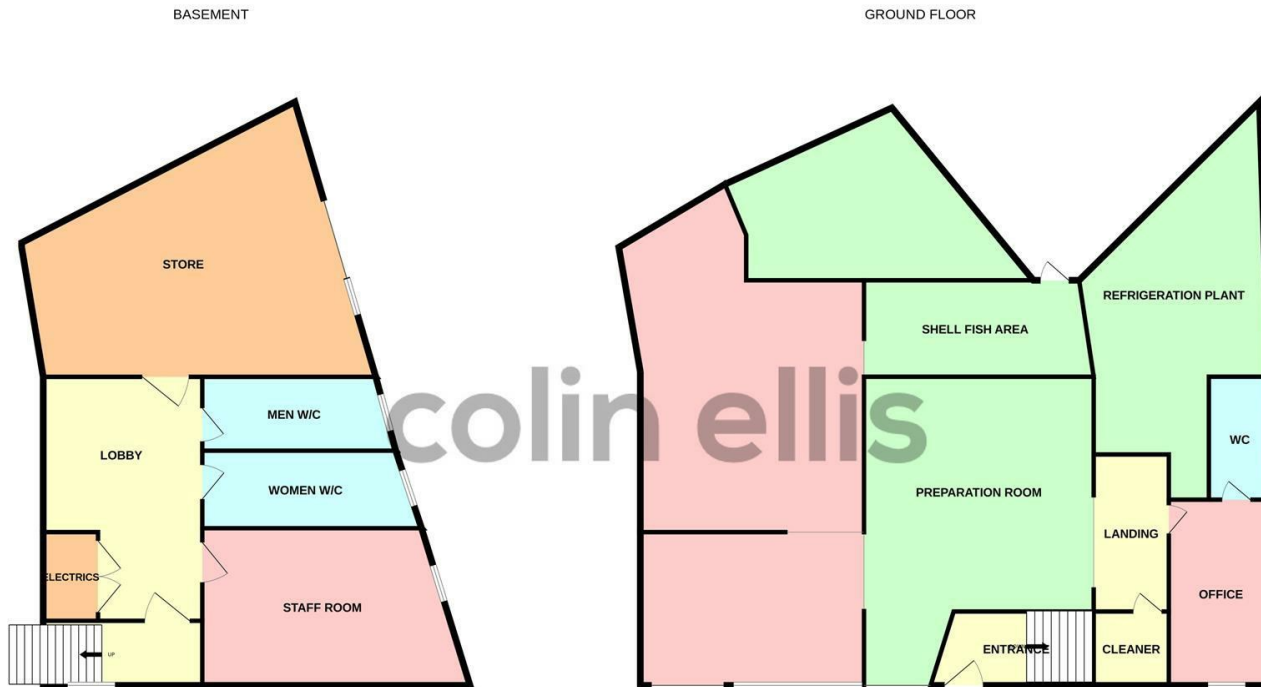
We believe the Business Rateable Value on the building is £10,250 and small business rates relief may be applicable.

LEGAL COSTS

each party to cover their own legal costs in dealing with the transaction.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Langdales Wharf - 18008610
Council Tax Band - Exempt
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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