

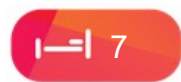


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Vernon Road,
Bridlington, YO15 2HQ

Guide Price £245,000

A substantial four storey building that is currently arranged as five letting units that are within close proximity to the North Bay Beach and Promenade in Bridlington. To be sold as a Freehold investment and subject to the tenancies that are in place. Currently generate a gross rental income of £21,320.



LOCATION

The building is prominently situated on the corner of Vernon Road and Flamborough Road in Bridlington and is within close proximity to the North Beach and Promenade with the main town centre amenities approximately 0.3 miles South.

THE BUILDING

Four storey building that is currently arranged as five letting units which include, one studio, three one bedroom flats and a large three bedroom maisonette.

TENURE

Freehold

To be sold subject to the tenancies that are in place.

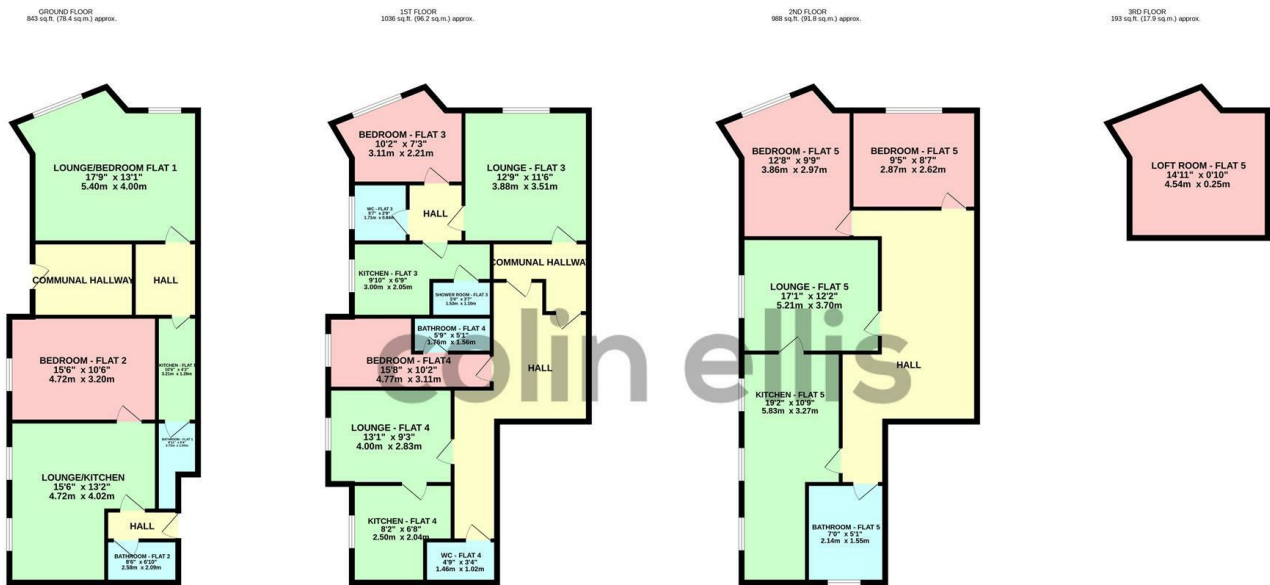
INCOME

Flat 1 - Studio £75 pw £3,900 pa
 Flat 2 - 1 Bed £80 pw £4,160 pa
 Flat 3 - 1 Bed £80 pw £4,160 pa
 Flat 4 - 1 Bed £75 pw £3,900 pa
 Flat 5 - 3 Bed £100 pw £5,200 pa
 £21, 320 pax

VIEWING

Strictly via sole agents Colin Ellis Property Services on 01723 363565

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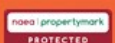
TOTAL FLOOR AREA : 3060 sq.ft. (284.3 sq.m.) approx.

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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Vernon Road - 18529961
 Council Tax Band -
 Length of Tenancy - Please contact office for further information

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			
(91-101)	A		
(81-90)	B		
(61-80)	C		
(51-60)	D		
(31-50)	E		
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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