

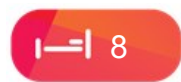


**colin ellis**  
your trusted property experts

## Fort Terrace, Bridlington, YO15 2PE

**Guide Price £290,000**

This five storey building is for sale as a fully let investment and is currently arranged as a well established restaurant on the ground floor with four, two bedroom flats above. Situated within close proximity to Bridlington's Foreshore beach and sea front amenities, the building is in good condition and has the benefit of UPVC double glazed windows. Currently generates a gross annual income of approximately £26,000 per annum.



## GROUND FLOOR

Let on a formal Landlord & Tenant Act lease with a current passing rent of £7,200 per annum.

## FIRST FLOOR

Flat 1 - Two bedrooms

## SECOND FLOOR

Flat 2 - Two bedrooms

## THIRD FLOOR

Flat 3 - Two bedrooms

## FOURTH FLOOR

Flat 4 - Two bedrooms

## TENURE

Freehold and to be sold subject to all the tenancies that are in place

## INCOME

Ground Floor - £7,200 pax

Flat One - £4,680 pax

Flat Two - £4,680 pax

Flat Three - £4,680 pax

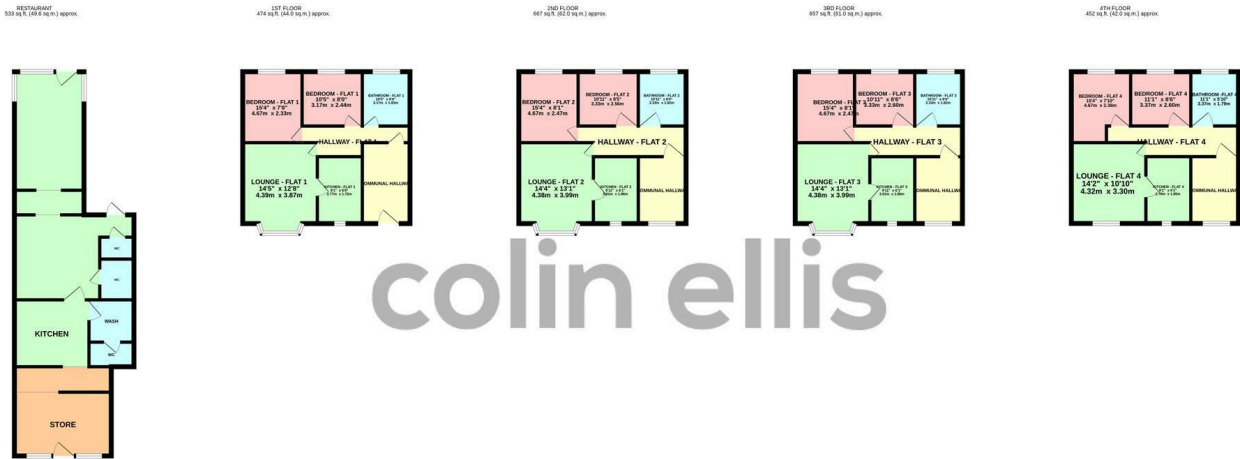
Flat Four - £4,680 pax

The building currently offers a gross rental income of, £25.920 per annum excluding rates and services

## VIEWINGS

Strictly by appointment via sole agents Colin Ellis Property Services on 01723 363565

To view all our current commercial listings please visit [www.colinellis.co.uk](http://www.colinellis.co.uk)



TOTAL FLOOR AREA: 2783 sq.ft. (258.6 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.  
Made with Metropix ©2024

Fort Terrace - 18576229

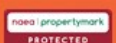
Council Tax Band -

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			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E		
(41-50)	F		
(31-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tel: 01723 363565

E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)

RESIDENTIAL & COMMERCIAL SALES  
LETTINGS CHARTERED SURVEYOR

See all our properties online  
[www.colinellis.co.uk](http://www.colinellis.co.uk)