



# 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 FREEHOLD building on BRIDLINGTON'S HARBOUR. The building stands on a site of approximately 2,400 sq ft and is currently arranged as TWO COMMERCIAL UNITS on the GROUND FLOOR along with a LARGE GARAGE. On the FIRST FLOOR there is a large THREE BEDROOM FLAT that is beautifully presented and enjoys PANORAMIC VIEWS across the Harbour. The building is ideal for a commercial operator or would make an ideal development site. To be sold with COMPLETE VACANT POSSESSION and NO ONWARD CHAIN.



**Guide Price £475,000**

3

3

2

EPC

## FULL DESCRIPTION

A two storey detached building that is currently of mixed use with commercial premises on the ground floor and a large three bedroom self contained flat on the first floor.

## 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 to the building.

## TERMS

To be sold on a Freehold basis with vacant possession of the whole building.

## GROUND FLOOR

### UNIT ONE

$7.2 \times 6.6$  (23'7" x 21'7")

uPVC double opening doors and windows to the front and side, kitchen area and disabled WC.

### UNIT TWO

$7.5 \times 3.8$  (24'7" x 12'5")

Pedestrian door and windows with shutters.

## GARAGE

$6.2 \times 8.3$

Large electric roller shutter to the rear, WC, wash basin, base unit with sink and plumbing for washer.

## FIRST FLOOR

### LOUNGE

$6.45 \times 3.56$  (21'1" x 11'8")



**KITCHEN**

5.26 x 3.61 (17'3" x 11'10")

**OPEN PLAN DINER**

5.51 x 7.57

**BEDROOM ONE**

6.17 x 3.68

**BEDROOM TWO**

3.66 x 3.38

**BEDROOM THREE**

4.39 x 3.61

**BATHROOM**

2.69 x 4.32

**SHOWER ROOM**

1.7 x 4.32

**FOR SALE**

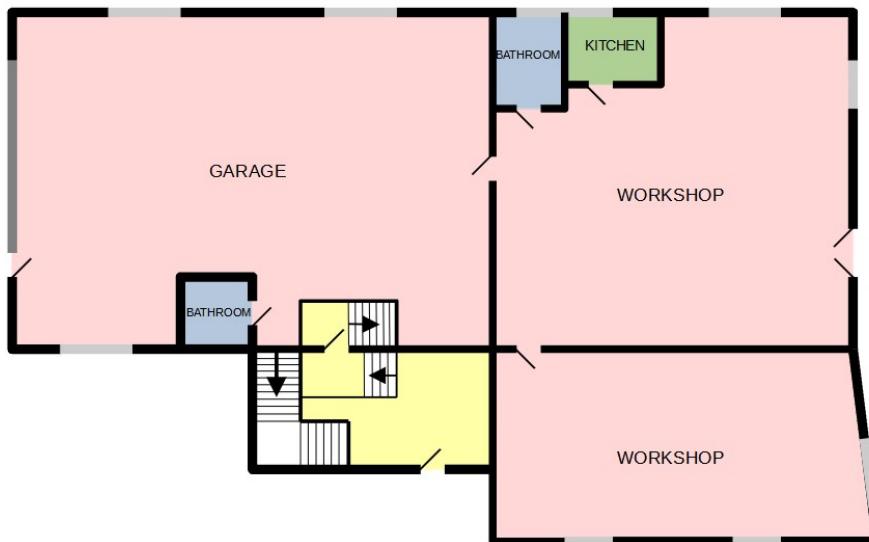
Available separately or part of the wider site

**FORMER FISH MARKET, 1 & 2 LANGDALES WHARF**

This 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. Offers invited.





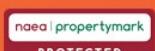
## Langdales Wharf - 18008775

**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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