



BELT
ESTATE AGENCY

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86 High Street, Bridlington, YO16 4QA

Price Guide £159,950



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An investment opportunity to acquire three storey property comprising of ground floor shop/salon with kitchen facility and wc. A rear communal entrance for the two one bedroom apartments above. Located in the heart of Bridlington's old town in the historic High Street. A street filled with character and original Georgian architecture with a mixture of curio shops, restaurants, galleries and private residential property.

The property comprises: shop/salon with kitchen and wc. Flat one: lounge, kitchen, bathroom and one double bedroom. Flat two: lounge, kitchen, bathroom and one double bedroom. Exterior: small shared garden area.

Entrance:

Timber door into inner reception area.

Shop/salon:

18'0" x 12'9" (5.49m x 3.89m)

A front facing, timber frame single glazed window and two hair wash basins. Archway into:

Shop/salon:

15'0" x 10'9" (4.58m x 3.29m)

Kitchen:

8'5" x 5'6" (2.58m x 1.69m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, part wall tiled, plumbing for washing machine, space for a fridge and upvc double glazed window. Fire door to rear of the property.

Wc:

6'11" x 2'7" (2.13m x 0.81m)

Wc, wash hand basin, extractor and upvc double glazed window.

First floor:

Flat one:

Entrance:

Door into inner hall, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

Kitchen:

10'11" x 10'11" (3.35m x 3.34m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Plumbing for washing machine, space for fridge/freezer, upvc double glazed window and central heating radiator.

Lounge:

14'5" x 10'0" (4.41m x 3.06m)

A spacious front facing lounge, sash window and two central heating radiators.

Bedroom:

14'6" x 8'9" (4.43m x 2.69m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bathroom:

8'9" x 4'7" (2.68m x 1.42m)

Comprises bath with plumbed in shower over above, wc and wash hand basin. Extractor, upvc double glazed window and central heating radiator.

Second Floor:

Flat two:

Entrance:

Door into inner hall, built in storage cupboard housing gas boiler and central heating radiator.

Kitchen:

Fitted with a range of base and wall units, stainless steel sink unit, space for gas cooker and fridge/freezer. Plumbing for washing machine, two upvc double glazed windows, central heating radiator and pantry.

Lounge:

17'10" x 17'3" (5.44m x 5.26m)

A front facing room, sash window and central heating radiator.

Bedroom:

13'5" x 10'11" (4.09m x 3.34m)

A front facing double room, sash window and central heating radiator.

Bathroom:

12'0" x 4'4" (3.67m x 1.33m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the rear of the property is a enclosed garden area.

Notes:

Rents:

Shop/salon £450 PCM

Flat 1 £395 PCM

Flat 2 £325 PCM

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

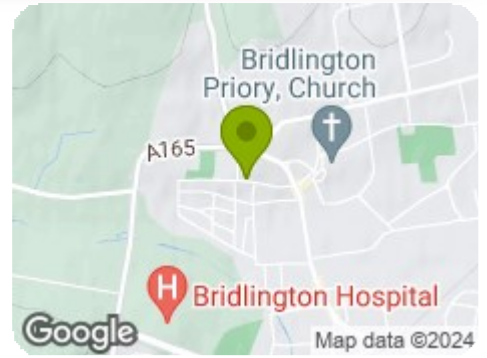
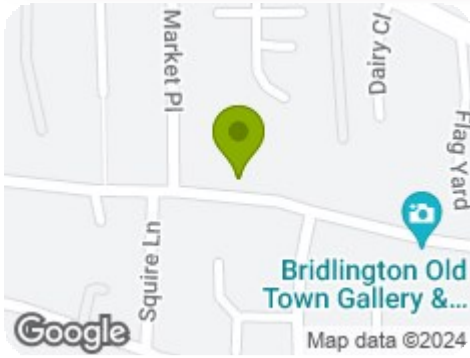
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



Floor Plan

Ground Floor Building 1

- Bedroom: 14'0" x 9'0" (4.43 x 2.69 m)
- Living Room: 14'5" x 10'0" (4.41 x 3.06 m)
- Kitchen: 10'11" x 10'11" (3.08 x 3.08 m)
- Bathroom: 8'0" x 5'0" (2.44 x 1.52 m)
- Hallway: 3'1" x 14'3" (0.95 x 4.38 m)

Ground Floor Building 2

- Shop/ Salon: 17'11" x 12'9" (5.49 x 3.89 m)
- Shop/ Salon: 10'0" x 10'0" (3.29 x 4.58 m)
- Kitchen: 9'0" x 8'0" (2.74 x 2.44 m)
- Kitchen: 8'7" x 8'1" (2.63 x 2.49 m)
- WC: 2'7" x 6'11" (0.81 x 2.13 m)

Floor 1 Building 3

- Living Room: 17'0" x 17'2" (5.18 x 5.25 m)
- Bedroom: 10'11" x 13'0" (3.14 x 4.09 m)
- Hallway: 5'8" x 8'5" (1.74 x 2.57 m)
- Bathroom: 12'0" x 6'0" (3.67 x 1.83 m)
- Hallway: 10'11" x 2'5" (3.15 x 0.79 m)
- Kitchen: 10'11" x 10'11" (3.08 x 3.08 m)

Approximate total area⁽¹⁾

- 1727.46 ft²
- 160.49 m²

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(1) Excluding balconies and terraces.

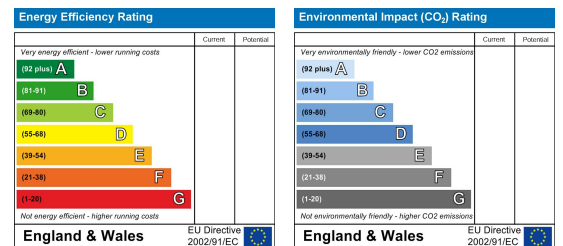
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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