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## Northcote Hotel, 8-10 Trinity Road, Bridlington, YO15 2EY

Price Guide £625,000



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A freehold investment opportunity to acquire the Northcote Hotel which has been a family run business for over 30 years. Comprising: ground floor public house and two bedroom owners accommodation. First, second and third floors are eight letting rooms. The public house hosts local weekly darts, pool and dominos teams and there is huge potential to significantly increase trade by expanding the restaurant side of the business. Plus 6 Trinity Road a block of four self contained flats.

Situated in a central location on the north side of Bridlington close to the town centre, two minutes walk to north beach and leisure centre.

### Hotel:

#### Bar area:

Inner entrance porch leading through to the main bar area. To the left hand side when entering the main bar area is a games room with pool playing area. A restaurant/breakfast area. Bi-folding doors lead into a further games room for darts etc or can be linked to the restaurant area for functions.

To the right hand side when entering the main bar is seating areas with log burning stove.

Commercial kitchen, office, two wcs and cellar.

#### Owners accommodation:

Comprises, lounge, kitchen area, dining room, two bedrooms and bathroom.

#### First floor:

##### Room one:

Family room comprising, lounge, two bedrooms and bathroom.

##### Room two:

Comprises one bedroom with en-suite bathroom, opening into a lounge which connects to room three which can be used as a family room.

##### Room three:

Comprises one bedroom with en-suite shower room.

##### Room four:

Comprises lounge, one bedroom with en-suite bathroom.

#### Second floor:

##### Room five:

Comprises one bedroom with en-suite shower room.

##### Room six:

Comprises one bedroom with en-suite shower room.

#### Third Floor:

##### Room seven:

Comprises, one bedroom with en-suite and shower room.

##### Room eight:

Comprises lounge, one bedroom and bathroom.

#### Exterior:

To the front of the property is an outdoor seating area.

#### Block of flats: 6 Trinity Road:

##### Ground floor/flat one:

Comprises lounge, kitchen/diner, one bedroom and bathroom.



### First floor/flat two:

Comprises lounge/diner, staircase to second floor, one bedroom with en-suite bathroom.

### Second floor/flat three:

Comprises lounge, kitchen, one bedroom with en-suite shower room.

### Third floor/flat four:

Comprises lounge, kitchen, one bedroom with en-suite shower room.

### Exterior:

6 Trinity Road has a rear yard, garage with gas combi boiler. Forecourt with two car parking spaces.

### Notes:

Block of flats 6 Trinity Road - All four flats have electric heating and tokens are purchased from the property owner. There is also one gas central heating boiler which services all four flats at the owners expense. Flats 1 & 4 have individual electric meters, Flat 2 & 3 share the same electric meter.

### 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

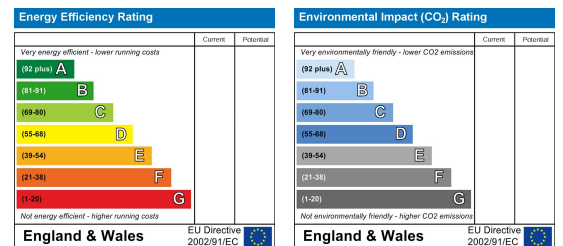


### Floor Plan

### 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.

