



262/264 Quay Road, Bridlington, YO16 4JG

Price Guide £135,000



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A fantastic investment opportunity to acquire a three storey freehold property comprising of ground floor shop/salon which has been run as a successful hair salon for over 20 years with kitchen facility and wc. The front elevation gives access to a large self contained maisonette of kitchen, lounge/diner, bathroom and two bedrooms. The property is located on Quay Road with its parade of shops, close to the railway station and easy access into the town centre.

Shop/salon:

13'10" x 12'0" (4.23m x 3.67m)

Upvc double glazed door into the salon, two upvc double glazed windows, tiled floor, built in storage cupboards, gas combi boiler, two extractors and understairs storage cupboard.

Kitchen:

11'7" x 8'1" (3.55m x 2.47m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, part wall tiled, floor tiled, plumbing for washing machine, extractor, upvc double glazed window, central heating radiator and door onto the yard.

Wc:

6'2" x 4'9" (1.89m x 1.46m)

Wc, wash hand basin, built in storage cupboards, tiled floor, upvc double glazed window and central heating radiator.

Exterior:

To the rear of the property is a good size enclosed yard.

Flat:

Private entrance.

Entrance:

Upvc double glazed door into inner lobby, central heating radiator and staircase to first floor.

Landing:

Upvc double glazed door to the fire exit.

Lounge/diner:

15'6" x 14'0" (4.73m x 4.28m)

A spacious front facing room, gas fire with wood surround, two upvc double glazed windows and central heating radiator.

Kitchen:

11'11" x 9'7" (3.64m x 2.94m)

Fitted with a range of base and wall units, stainless steel double sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, upvc double glazed window and central heating radiator.

Second floor:

Upvc double glazed window.

Bedroom:

15'6" x 9'9" (4.73m x 2.99m)

A front facing double room, two upvc double glazed windows and central heating radiator.

Bedroom:

10'5" x 9'7" (3.19m x 2.94m)

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

Bathroom:

9'4" x 6'2" (2.87m x 1.90m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, extractor, shaver socket and central heating radiator.

Notes:

Rental income:

Shop/salon: £541.66 PCM

Maisonette: £475 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:

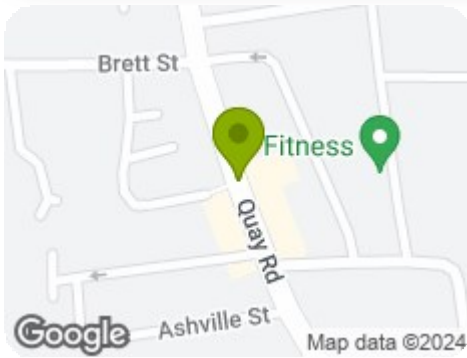
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



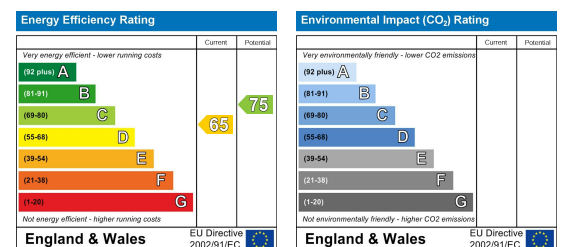
Floor Plan



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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