



224A Quay Road, Bridlington, YO16 4JG

Price Guide £129,950



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Welcome to Quay Road, Bridlington - a property that offers a fantastic investment opportunity!

This commercial property boasts a freehold shop with a maisonette above, providing a unique opportunity for both business and residential purposes.

The property is located on Quay Road with its parade of shops, close to the railway station and easy access into the town centre.

The property comprises: Ground floor: shop with kitchen area. First floor: maisonette: rear private entrance, kitchen, lounge and bathroom. Second floor: three double bedrooms and separate wc. Exterior: rear yard.

Ground floor shop:

Window the front elevation.

Rear kitchenette fitted with base units, stainless steel sink unit, upvc double glazed window and door onto the rear yard.

Flat:

Entrance:

Private rear entrance, upvc double glazed door into inner hall, central heating radiator and upvc double glazed window.

Kitchen:

12'2" x 10'6" (3.71m x 3.21m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for washing machine, built in storage cupboards and upvc double glazed window.

Lounge:

11'11" x 10'4" (3.65m x 3.17m)

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

Bathroom:

11'11" x 7'6" (3.64m x 2.31m)

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

First floor:

Bedroom:

13'5" x 9'4" (4.10m x 2.86m)

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

Bedroom:

10'2" x 8'6" (3.10m x 2.61m)

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

Bedroom:

9'4" x 7'2" (2.86m x 2.19m)

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

Wc:

5'8" x 2'8" (1.74m x 0.82m)

Wc, wash hand basin and velux window.

Exterior:

To the rear of the property is a private yard.

Notes:

Council tax band: A

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



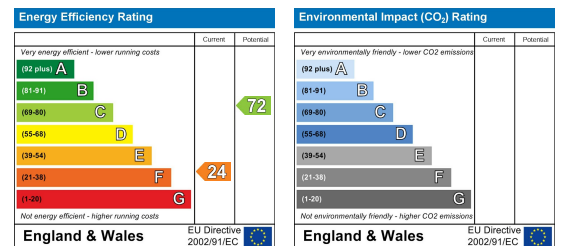
Floor Plan



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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