



**2 Marshall Avenue, Bridlington, YO15 2DS**

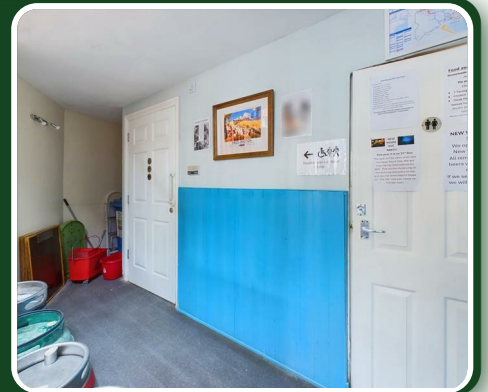
**Price Guide £79,950**



# 2 Marshall Avenue

Bridlington, YO15 2DS

## Price Guide £79,950



A rare opportunity to acquire a FREEHOLD SHOP in a town centre location just off Chapel Street, opposite Boyes Store, yards from the shopping centre. Chapel Street is regarded as probably the main retail shopping street in the town. Also close to King Street Market and access to the harbour is approx 300 metres away.

The shop is ideal for a variety of retail uses, ie. bar, nail bar, coffee lounge, hairdresser, or potential office/residential use subject to usual consents.

The property has an interesting but spacious ground floor area with w.c., access to rear area, a modern pine central staircase leads to a semi mezzanine upper floor level seating area.

### Entrance

Small forecourt leads to this double fronted retail shop with centre door way and electric security shutters.

### Retail area:

13'6" x 3'6" (4.14m x 1.09m)

A good sized open plan style shop offering a modern trading area, bar, cellar.

Double fronted front with two windows, central pine staircase leading to first floor and door to exterior access.

### Wc:

4'10" x 3'2" (1.48m x 0.97m)

Wc, wash hand basin, wall panelling and electric radiator.

### Disabled wc:

7'0" x 4'8" (2.14m x 1.44m)

Wc, wash hand basin, baby changing station and electric radiator.

### First floor

Central pine staircase leading to the first floor.

### Lounge area:

20'1" x 8'7" (6.14m x 2.63m)

Access to the eaves for storage, store room and three timber framed velux windows.

### Notes:

The property is freehold.

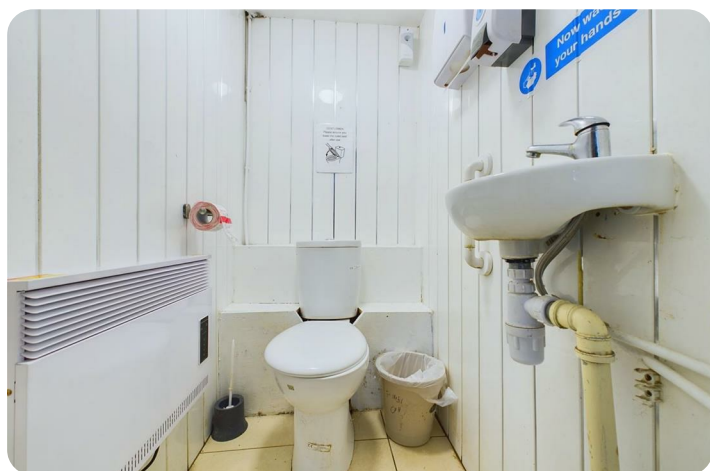
### Purchasing Procedure

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.



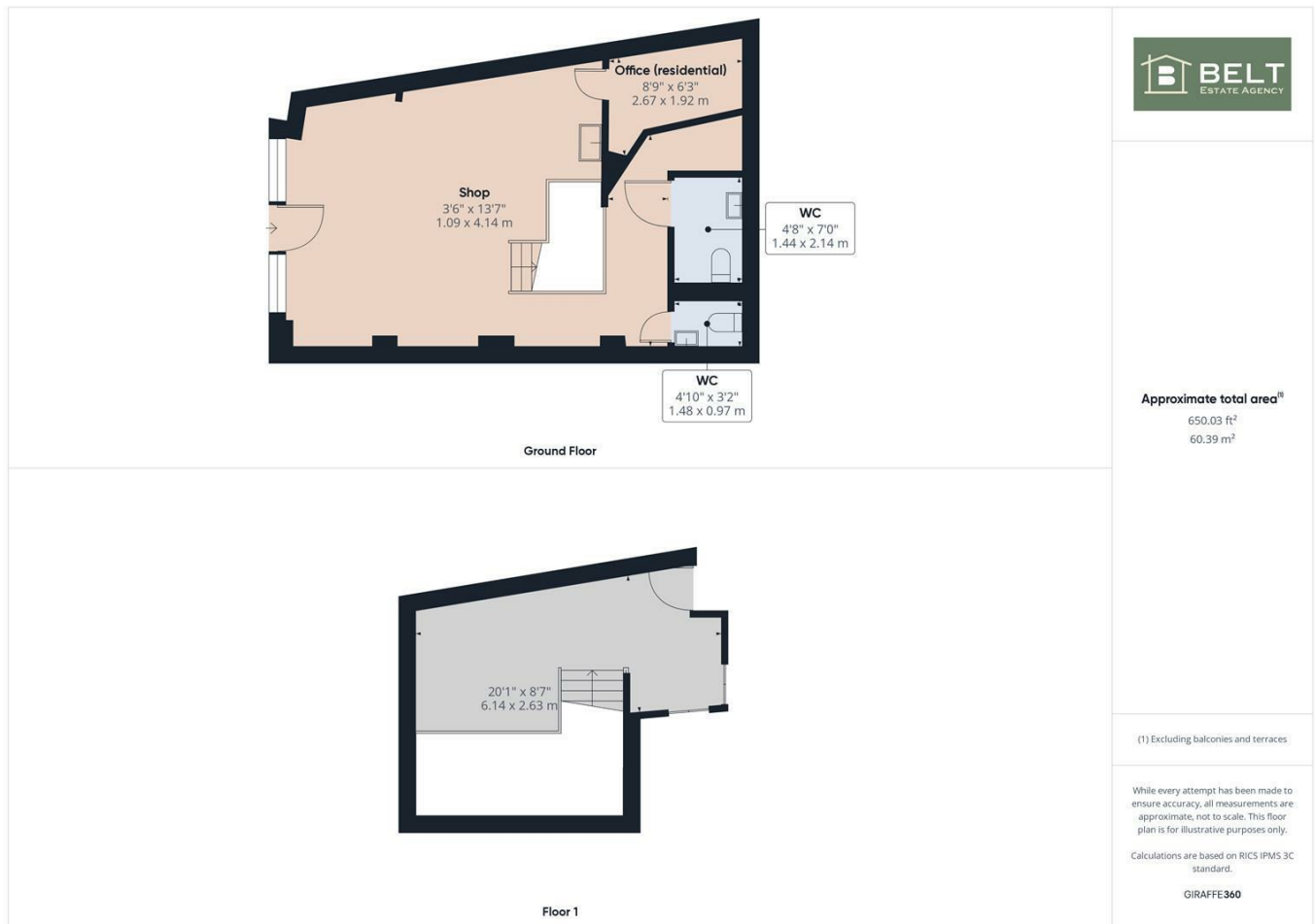
Road Map

Hybrid Map

Terrain Map



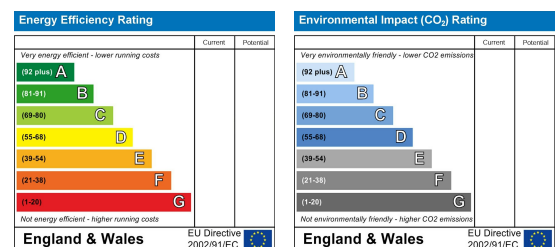
## Floor Plan



## 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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