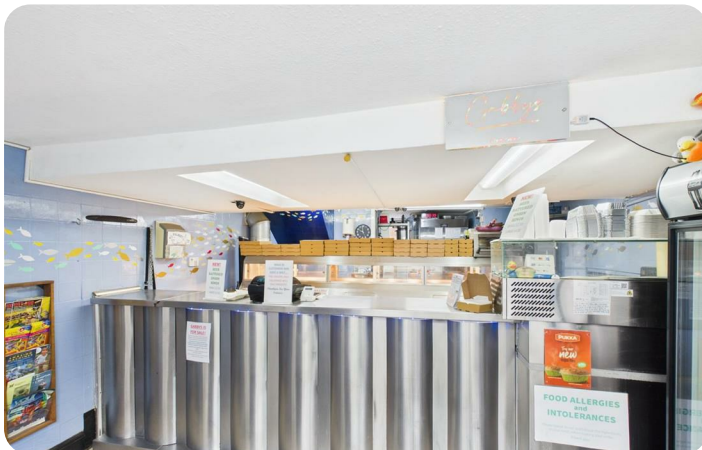




## Gabbys Old Town Fisheries, 36 High Street, Bridlington, YO16

Offers Over £250,000



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Bridlington, YO16 4PX

## Offers Over £250,000



### Shop:

Established & Well-Respected Business | Prime Old Town Location | Sold with Contents | Ready for Immediate Trading

A fantastic opportunity to acquire a well-established and thriving family-run fish and chip shop, ideally situated in the heart of Bridlington Old Town. Plus a two bedroom maisonette which is currently run a a successful holiday let.

The business has built up an excellent reputation and loyal customer base, benefiting from its prominent position within this popular and historic part of Bridlington. The premises provide an excellent opportunity for the purchaser to acquire a turn key business with the benefit of the existing contents and equipment, allowing for a smooth transition and immediate trading.

An deal opportunity for an experienced operator, family partnership or first-time purchaser looking to take on an established and proven business.

Strong potential for continued growth and development

Early viewing is highly recommended to fully appreciate the position, character and potential this business has to offer.

Further information and financial details are available upon request.

### First floor:

### Entrance:

Private entrance door to staircase to first floor, wood flooring, central heating radiator and window.

### Lounge:

18'4" x 9'10" (5.60m x 3.00m)

A front facing room, exposed beams, electric fire in a modern suaround, timber framed sash window and central heating radiator.

### Kitchen/diner:

10'0" x 9'8" (3.05m x 2.96m)

Fitted with a range of modern base and wall units, solid wood worktops, Belfast sink unit, electric cooker with extractor over. Part wall tiled, washing machine, dishwasher, fridge/freezer, gas combi boiler and single glazed window.

### Bedroom:

13'0" x 8'8" (3.97m x 2.66m)

A front facing double room, exposed beams, timber framed sash window and central heating radiator.

### Wc:

4'5" x 2'6" (1.35m x 0.77m)

Wc, wash hand basin, part wall tiled and timber framed window.

### **Bathroom:**

7'4" x 6'5" (2.26m x 1.96m )

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

### **Second floor:**

#### **Bedroom:**

15'6" x 13'11" (4.73m x 4.26m)

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

#### **Exterior:**

To the side elevation is gated side access to passage way leading to rear. To the property is rear vehicle access. Brick built garage with power & lighting and two outbuildings with power & lighting.

#### **Notes:**

Flat 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



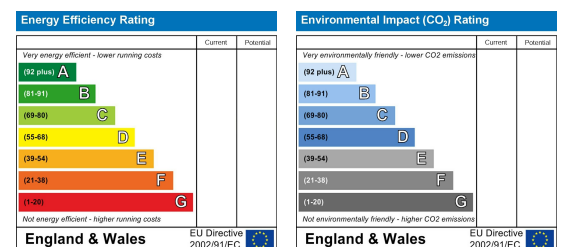
## Floor Plan



## 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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