



Cranswicks
Land and Property Agents

Quay Road, Bridlington

- Investment Opportunity
- 3 Commercial Units
- 4 Tenanted Flats
- Rear Car Park

Asking Price Of £595,000



Quay Road, Bridlington



A superb investment block of residential and commercial property situated on one of the main access routes to Bridlington town centre.

Overlooking the Town Hall gardens and close to the Railway Station and town centre facilities.

The block is part of a terraced row and comprises 2 shops plus storage and 4 two storey maisonettes above..

We have been advised the annual combined rental income is £38,000.

The Commercial properties have written Tenancy Agreements.

The Residential properties are on Assured Periodic Tenancies.



GROUND FLOOR SHOP 74-76 QUAY ROAD

Let to Tiger Computers and comprises:
Double fronted shop, mezzanine office/store,
middle storage area, office/store, separate wc,
cellar/store.

GROUND FLOOR SHOP 78 QUAY ROAD

Additional storage for the computer shop.

GROUND FLOOR SHOP 80 QUAY ROAD

Let to Bed & Sofa Company and comprises:
Corner shop with Separate WC, Rear
Garage/Store.



RESIDENTIAL ACCOMMODATION

Comprising first and second floor maisonettes.

74B QUAY ROAD

Two storey maisonette comprising:
Sitting Room, Kitchen, Separate WC, Bathroom
with WC, 2 Bedrooms. Gas central heating and
uPVC double glazing.

76A QUAY ROAD

Two storey maisonette comprising:
Sitting Room, Kitchen, Separate WC, Bathroom
with WC, 2 Bedrooms. Gas central heating and
uPVC double glazing.



78A QUAY ROAD

Two storey maisonette comprising:
Sitting Room, Kitchen, Separate WC, Bathroom
with WC, 3 Bedrooms. Gas central heating and
uPVC double glazing.

80A QUAY ROAD

Two storey maisonette comprising:
Sitting Room, Kitchen, Separate WC, Bathroom
with WC, 2 Bedrooms. Gas central heating and
uPVC double glazing.



OUTSIDE

Front forecourt and gated rear yard with
parking spaces.

TENURE:

The property is Freehold.



Disclaimer: Messrs Cranswicks for themselves as Agents for the Vendors/Lessors of this property hereby give notice that:

1. These particulars are for guidance only and do not themselves constitute an offer or contract or part thereof. 2. All descriptions and information are believed to be correct but all intending purchasers/tenants should satisfy themselves as to the correctness of any statements or representations of facts herein contained. 3. All stated measurements are approximate and for guidance only and illustrations are not to scale. 4. Cranswicks 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. 5. Any references in these particulars to boundaries or boundary dimensions are approximate and are based upon information supplied by the Vendor and should not form part of any contract. 6. These particulars are issued on the understanding that any and all negotiations in respect of this property will be conducted through Cranswicks. 7. There is no implication that an item is included in the sale by virtue of its inclusion within any photograph. 8. Neither Cranswicks nor any person in its employment has any authority to make or give any representation or warranty whatever in relation to this property.



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