

67 Promenade
Bridlington
YO15 2QE

OFFERS OVER

£150,000

Extensive Retail Space, Residential Accommodation, Garage, And Land

Ullyotts Est. 1891 Estate Agents

01262 401401



Rear Elevation Drone

8 | 1 | 2 | Garage | Gas Central Heating

67 Promenade, Bridlington, YO15 2QE

The prominent and extensive retail premises have an impressive corner location with the main frontage to Promenade and return frontage to Westmoreland Avenue. The large ground floor retail sales area is capable of subdivision and may have alternative leisure uses, subject to any necessary consents first being obtained.

Garage and outbuildings with access from Westmorland Avenue.

The Promenade includes a range of local retailers and the Bridlington Leisure Centre, extensively used by residents and visitors alike.

The property probably dates from the early to mid-Victorian period and provides ample residential accommodation on two upper floors and a terrace garden.

Bridlington is renowned for its sandy beaches, historic harbour, sailing, traditional seaside attractions, and established holiday accommodation sector.

The town benefits from a vibrant tourism economy and a strong local community. Its appeal as a family holiday destination creates valuable opportunities for retailers, cafés, leisure operators, and independent businesses.

The population of Bridlington is circa 35,000 (2021 Census) which can more than double in the high holiday season. The seafront, leisure attractions and established visitor economy provide a natural backdrop for shops, cafés, gift retailers, independent boutiques, and other customer-facing businesses.

For many years Ernest Whiteley & Co was a much-loved local business specialising ladies clothing, night wear, underwear, fabrics and home soft furnishings. The closure of the business and sale of the property follows the death of the last owner.



Retail Space



Retail Space



Retail Space



Bathroom

Accommodation

RETAIL SPACE

89' 8" x 29' 0" (27.35m x 8.85m)

The shop benefits from an attractive Victorian-style frontage, with expansive display windows extending from floor to ceiling and offering excellent potential for showcasing merchandise. Hidden access doors within the display windows provide convenient access for arranging and maintaining the side window display, while manual roller shutters serve the front and side entrances from The Promenade and Westmoreland Avenue.

The main entrance opens into a substantial retail area. The space benefits from large windows to the side elevation, additional natural light from a skylight and strip lighting throughout. Existing fittings include wooden shelving and display units, a changing area and a sales desk, providing a useful starting point for a new occupier looking to establish a retail business or adapt the space to suit their own requirements.

The retail area is heated by radiators connected to a gas central heating boiler located within the cellar.

OFFICE

10' 8" x 10' 0" (3.26m x 3.06m)

To the rear of the retail space is a separate office featuring skylight windows, a radiator and access through to the garage.

GARAGE

17' 7" x 13' 1" (5.37m x 4.01m)

The garage benefits from a rear window, wooden sliding doors opening onto Westmoreland Avenue and a separate personnel door. Together with the adjoining yard, this provides valuable ancillary space for storage, deliveries or business-related requirements.

RESIDENTIAL ACCOMMODATION

The residential accommodation benefits from both internal access from the retail premises and a separate external entrance, offering flexibility for an owner-occupier, investor or purchaser seeking to combine commercial and residential use, subject to any relevant planning and regulatory requirements.

Arranged across the upper floors, the accommodation provides a variety of reception rooms, bedrooms, bathrooms and additional attic rooms, offering considerable space and potential.



Lobby Area



Lounge



Corridor To Kitchen & Bathroom



Kitchen

FIRST FLOOR LANDING
3' 9" x 2' 10" (1.16m x 0.87m)
With access to a bathroom and a door to the main first floor landing area.

BATHROOM
10' 8" x 5' 8" (3.26m x 1.73m)
The bathroom is finished with partially tiled walls in a mint-green shade, complementing the traditional-style suite comprising a panelled bath, a period-style wash hand basin and a matching WC with wall-mounted cistern and pull flush. A useful storage cupboard provides additional practicality, while three windows allow plenty of natural light to fill the space.

LOBBY AREA
17' 3" x 7' 9" (5.26m x 2.38m)
The lobby area features a side-facing window allowing natural light into the space, with doors and a connecting corridor providing access to the rooms on this level. A staircase leads to the second-floor landing.

LOUNGE
21' 0" x 13' 8" (6.41m x 4.19m)
The spacious lounge features a bay window with window seat overlooking the front elevation, an attractive fireplace, decorative coving and ceiling rose. An archway leads towards the hall, where a useful storage cupboard is also provided, along with doors to the bathroom and kitchen.

KITCHEN
12' 6" x 8' 11" (3.82m x 2.72m)
The kitchen is fitted with a range of wall and base units, a one-and-a-half bowl stainless steel sink with drainer and mixer tap, and space for under-counter appliances. A window and door lead through to the adjoining sunroom.

BEDROOM
9' 8" x 7' 10" (2.97m x 2.39m)
The bedroom on this level features a front-facing window, radiator, decorative coving and sliding glass door.

BATHROOM
9' 1" x 6' 1" (2.78m x 1.87m)
The bathroom is fitted with a lime suite including a panelled bath, WC, wash hand basin and separate shower cubicle with tiled surround, together with a rear-facing window, radiator and storage cupboard housing the hot water cylinder.



Kitchen



Bedroom



Bathroom



Sunroom

SUNROOM
15' 7" x 8' 11" (4.75m x 2.72m)
The sunroom is formed by a glazed lean-to structure and provides access via sliding doors to the rooftop garden.

ROOF TOP TERRACE
A particularly appealing feature is the generous rooftop garden, enclosed by a surrounding wall and predominantly paved to create an outdoor space with excellent potential for seating, planting and relaxation. A greenhouse is also present. This unusual feature provides valuable outdoor space within the town-centre setting.

SECOND FLOOR HALF LANDING
4' 5" x 3' 11" (1.35m x 1.21m)
The staircase rises to a half-landing leading to a further bedroom.

BEDROOM
11' 0" x 9' 10" (3.37m x 3.00m)
This room benefits from windows to the side and rear elevations, a radiator and built-in wardrobe storage with sliding doors.

SECOND FLOOR FULL LANDING
7' 11" x 7' 0" (2.42m x 2.14m)
The second floor provides three further bedrooms, offering flexibility for family accommodation, guest rooms or alternative uses, subject to the relevant consents.

BEDROOM
19' 5" x 13' 8" (5.92m x 4.18m)
The largest bedroom features two windows overlooking the front elevation, together with storage cupboards.

BEDROOM
9' 8" x 7' 9" (2.96m x 2.38m)
A further bedroom also benefits from a front-facing window.

BEDROOM
12' 8" x 12' 6" (3.88m x 3.83m)
The third bedroom on this level features a rear-facing window and storage cupboard.

THIRD FLOOR ACCOMODATION
A further staircase leads to the third-floor landing, where three additional rooms are provided. These rooms are currently unfinished, with no floor coverings, and require renovation and remedial work following historic leaks. They offer potential for additional storage or possible alternative uses, subject to the necessary improvements and any relevant consents.



Second Floor Half Landing



Bedroom



Second Floor Full Landing



Bedroom

CELLAR
The property also benefits from a large cellar, which houses the gas central heating boiler and provides additional storage space.

HISTORY & POTENTIAL
With its distinctive Victorian-style shopfront, extensive retail area, garage and yard, substantial multi-storey residential accommodation and rooftop garden, Ernest Whiteleys represents a rare opportunity to acquire a sizeable mixed-use property with a strong connection to Bridlington's commercial heritage.

Whether considered for a new retail venture, a mixed commercial and residential investment, or an alternative future use subject to the necessary permissions, the property offers a wealth of space, character and possibilities for its next chapter.

CENTRAL HEATING
Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING
UPVC double glazing throughout.

TENURE
We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES
All mains services are available at the property.

COUNCIL TAX BAND – B
Rateable Value £12,750 (Small Business Rate Relief may be available)

ENERGY PERFORMANCE CERTIFICATE - AWAITED

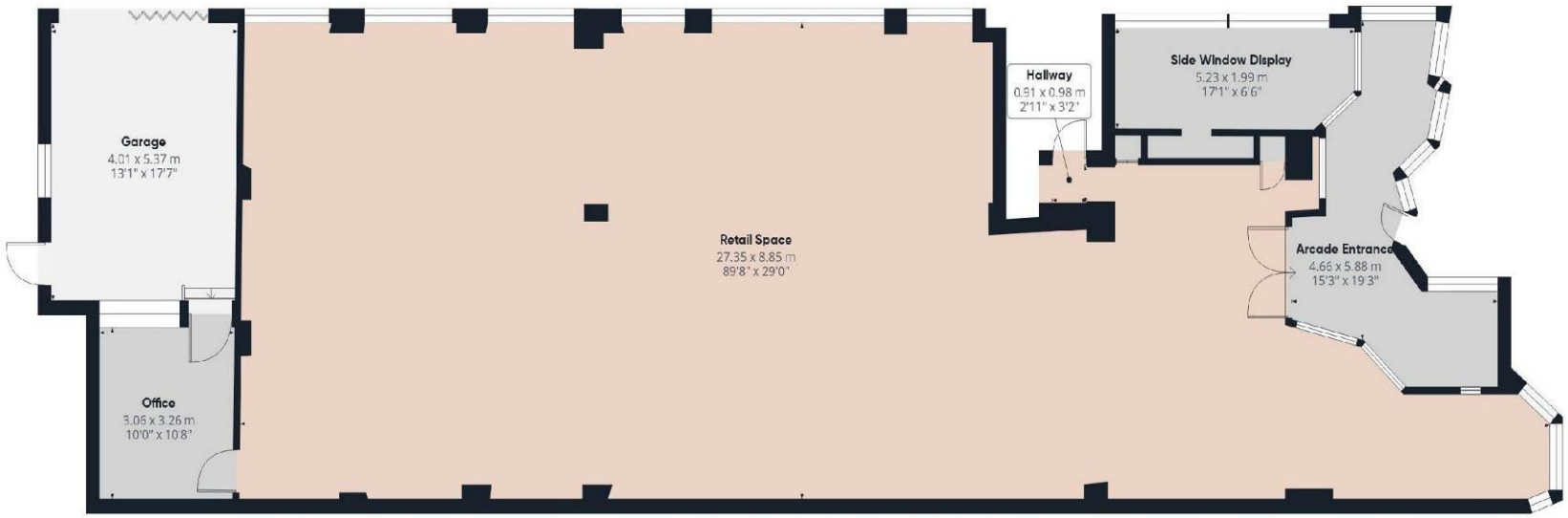
NOTE
Heating systems and other services have not been checked.

All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

VIEWING
Strictly by appointment with Ullyotts 01262 401401 - Option 1.

Regulated by RICS

Ullyotts
Est. 1891
Estate Agents



Floor 0

Approximate total area(1)

250.6 m²

2698 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

The digitally calculated floor area is 432 sq m (4,650 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 1

Ullyotts
Est. 1891
Estate Agents

Approximate total area(1)

93.1 m²
1002 ft²

Reduced headroom

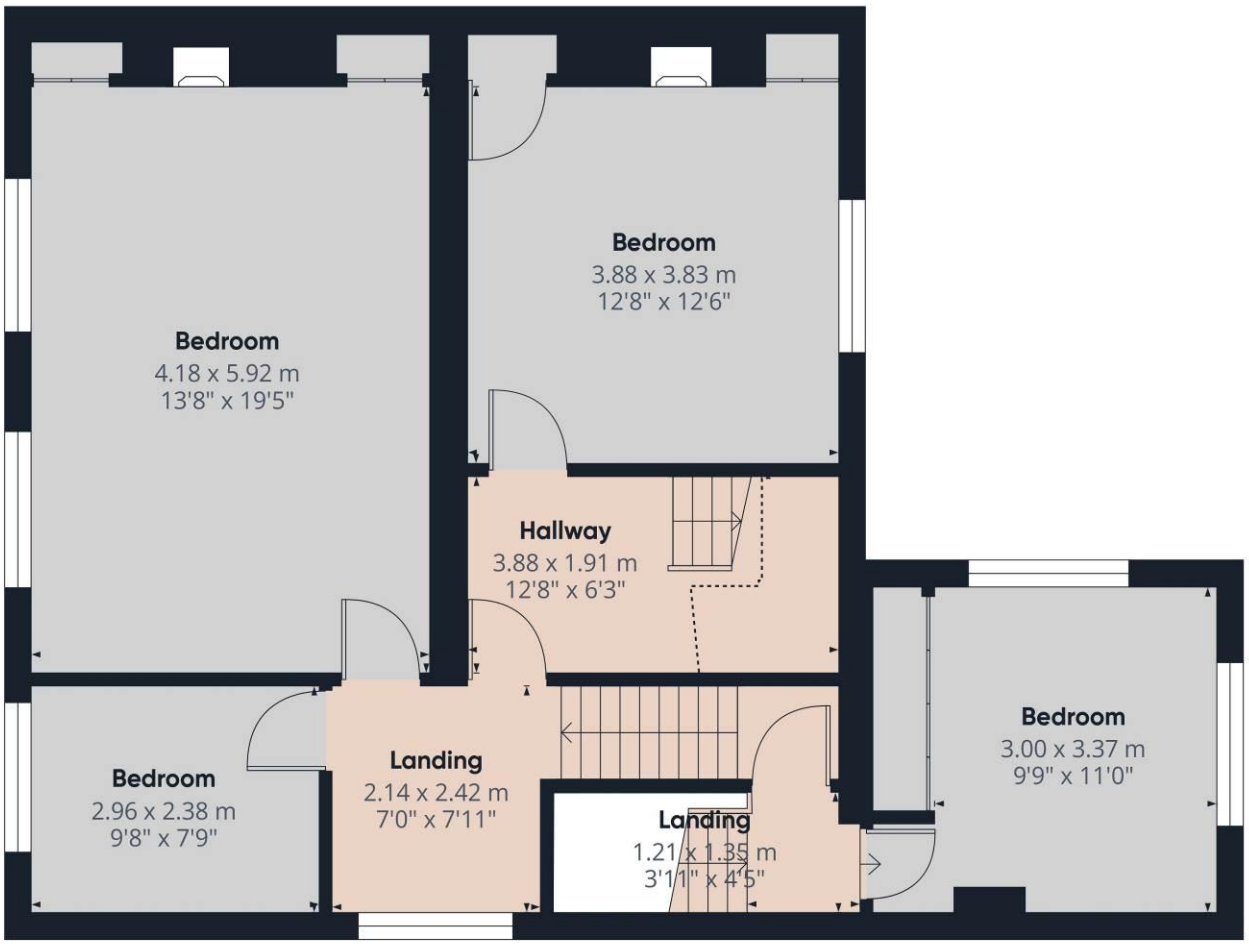
1.6 m²
18 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2

Ullyotts
Est. 1891
Estate Agents

Approximate total area(1)

79.4 m²
853 ft²

Reduced headroom

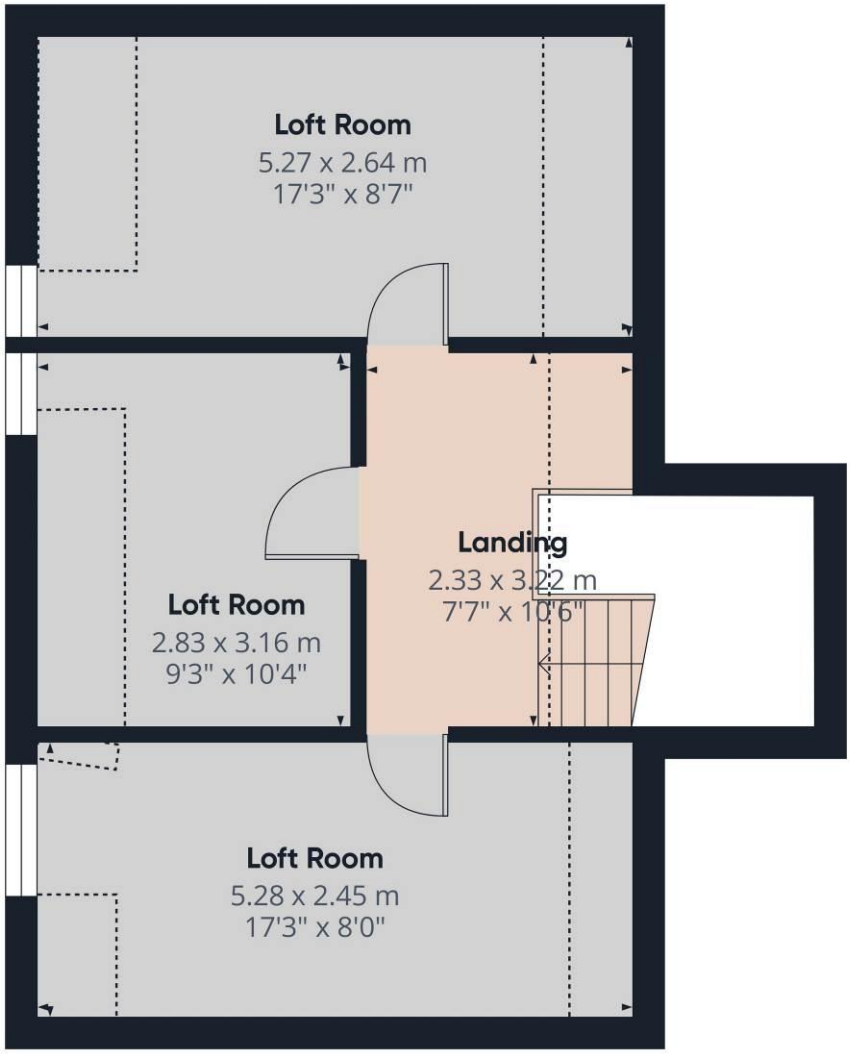
2.1 m²
23 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 3

Ullyotts Est. 1891 Estate Agents

Approximate total area(1)

40.9 m²
441 ft²

Reduced headroom

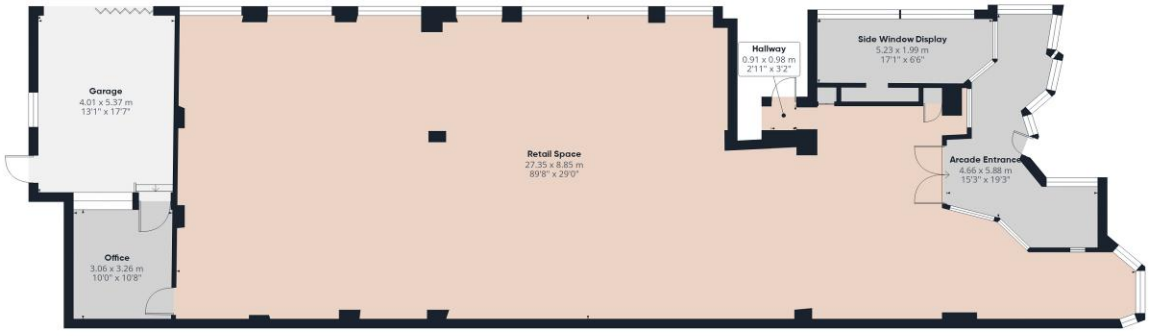
8.5 m²
92 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



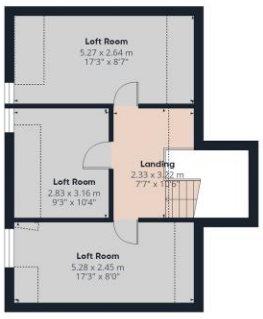
Floor 0



Floor 1



Floor 2



Floor 3

Ullyotts Est. 1891 Estate Agents

Approximate total area(1)

464 m²
4994 ft²

Reduced headroom

12.3 m²
132 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


Ernest Whiteleys, 67 Promenade
BRIDLINGTON
Old Town
Sewerby
Hilderthorpe
North Sands
Grange Farm
White Hill
Hill Field
County Farm
Cote Wells Plantation
Crow Plantation
Stackyard Plantation
Westfield Plantation
Marton Dales
North Mount
Bridlington
Sports/Leisure Centre
Fire Station
Police Station
Hospital
Library
Medical Care
Education Facility
Promap
LANDMARK INFORMATION



From Above With Drone

Est. 1891

Ullyotts

Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk

RICS

- Residential Sales
- Property Management
- Valuations