



Quay Road / Olivers Lane, Bridlington, YO15

- Substantial freehold mixed-use investment
- Two established Quay Road commercial units
- Approx. 4,803 sq ft overall accommodation
- Recently renewed commercial leases
- Residential development potential (subject to planning) Pre Planning Application Completed
- Producing £21,000 per annum
- Additional rear saleroom / office income
- Frontage to Quay Road and access from Olivers Lane
- Rear premises occupied under licence
- No onward chain / investor & developer opportunity

Price £350,000



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DESCRIPTION

Substantial Freehold Mixed Use Investment with Development Potential

An exciting opportunity to acquire a substantial freehold property occupying a prominent position close to Bridlington town centre, comprising two established commercial units fronting Quay Road together with a sizeable rear saleroom / office premises accessed from Olivers Lane.

The property currently produces £21,000 per annum from the existing occupational arrangements and offers clear scope for future rental growth, asset management and redevelopment potential, subject to any necessary consents.

The front section comprises two income producing retail units, both let on recently renewed lease terms, while the rear building is occupied under licence, providing additional income together with future flexibility for investors or developers.

Extending to approximately 4,803 sq ft overall, the accommodation provides a rare combination of immediate return and long-term upside in a central location.

The property also benefits from recent pre-application planning feedback indicating potential for residential redevelopment to the rear section of the site, creating an appealing opportunity for those seeking to enhance value over time, subject to formal planning consent.

Offered freehold with no onward chain, this is a versatile opportunity suited to investors, developers or owner occupiers looking to secure a prominent mixed-use asset in Bridlington.

Early enquiries are strongly recommended.







Ground Floor

First Floor

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Viewings

Please contact bridlington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.