



17 Prospect Street, Bridlington, YO15 2AE

Open To Offers £275,000



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Ground Floor Shop:

A prominent double fronted shop with useful external covered retail area. Centre door access leads to:

Forecourt :

5.17. x 3.36

Good covered outer forecourt also used for retailing.

Main Ground floor retail area:

34.94. x 6.68.(average)

A large ground floor area ideally suited to the current trade of furniture retailer. There is a small private office, toilet facilities, 2 staircases leading to upper floor. Heating is via high level open gas heaters. Further staircase gives access to:

Basement:

8.4. x 6.4

A lower floor general storage area that could be used for for display area. Fire door to adjoining property.

Upper Floor show room:

23.12. x 6.14

A large first floor area accessed by two separate staircases from ground floor level. Opaque Upvc windows to side and rear elevation. Access leads to:

Middle room:

5.44. x 5.39

Separate retail area that in turn leads to:

Front retail area:

9.96. x 6.98

Front facing show room with upvc double glazed windows.

Notes:

The property could with necessary consents be re developed into several units. There would be the possibility of providing another front entrance leading to the upper floor.

The property has traded for over 100 years as a furniture and carpet retailer. The property would suit a variety of trades and offers a unique size that will be of interest to supermarkets, and national/regional retailers.

Rates:

Rateable value:£21,500

current rates payable £6,000

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

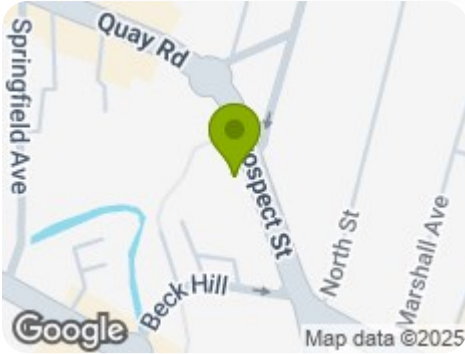
before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



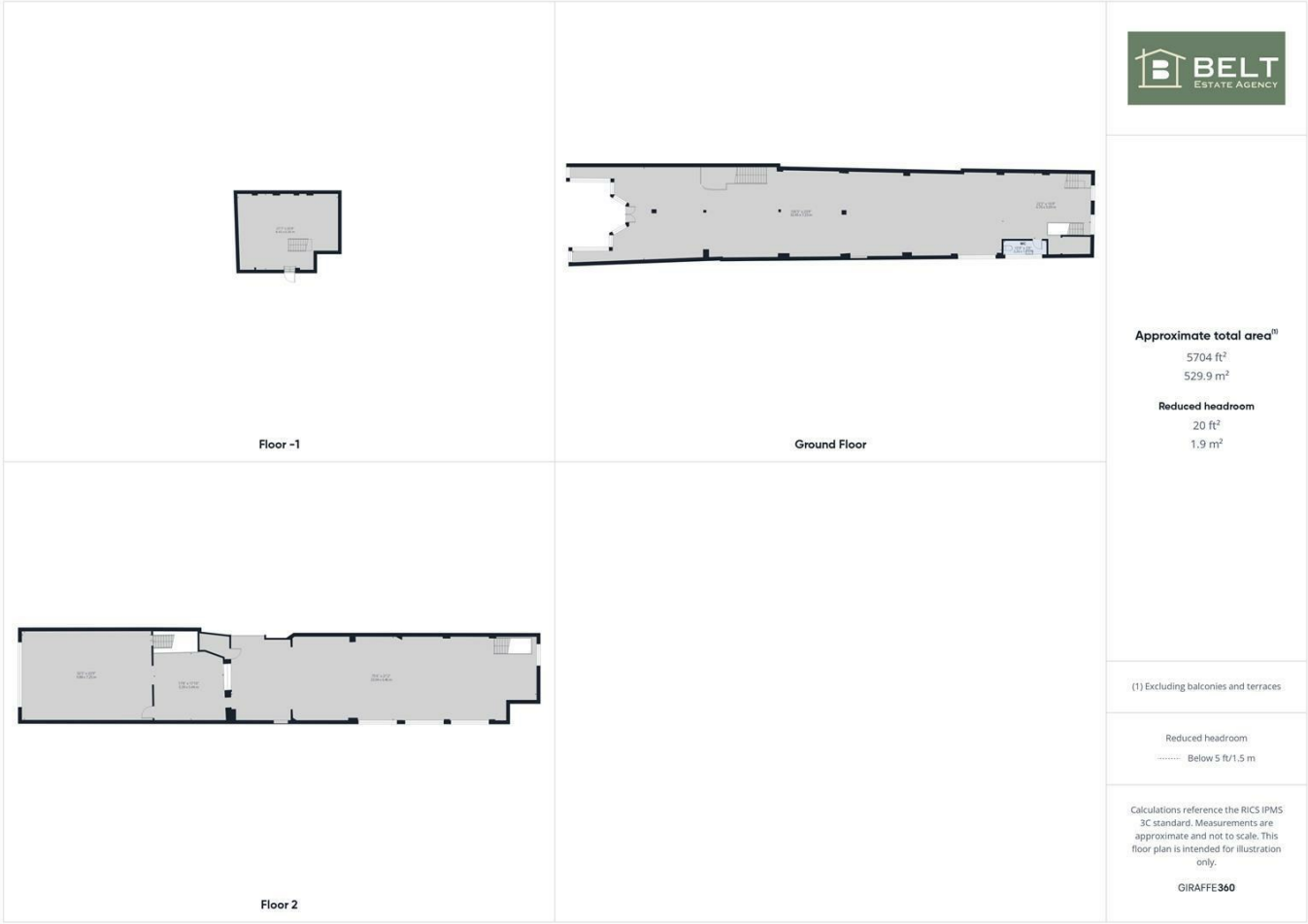
Road Map

Hybrid Map

Terrain Map



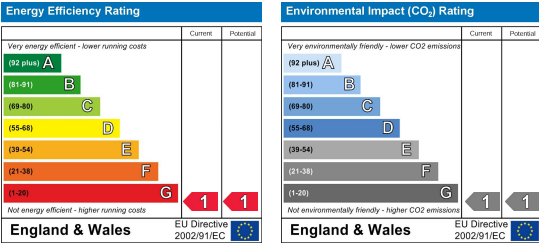
Floor Plan



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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