



2 Chapel Street  
Bridlington  
YO15 2DW

GUIDE PRICE

**£120,000**

Investment Property – Retail Space & Offices

• Est. 1891 •  
**Ulllyotts**  
Estate Agents

01262 401401

## 2 Chapel Street Bridlington YO15 2DW

Situated in the bustling heart of Bridlington town centre, this well-presented retail unit with office accommodation above offers an exceptional investment opportunity with sitting tenants already in place. Enjoying strong footfall in a thriving location, the property features, uPVC double glazing, an attractive ground-floor shop space complemented by a convenient rear store room and WC, while the upper floor provides versatile office facilities, a kitchen and additional loft storage space. With its prominent position and established rental income, this is an ideal prospect for investors seeking a secure addition to their portfolio in one of Bridlington's busiest areas.

Bridlington is a vibrant seaside town in the East Riding of Yorkshire, with a resident population of around 35,000 and a thriving tourism industry that brings additional footfall during peak seasons. Renowned for its award-winning beaches, historic harbour and family-friendly attractions, the town combines coastal charm with a strong retail and commercial presence. The town centre benefits from a mix of local and visitor traffic, making it an ideal location for businesses seeking both steady everyday trade and seasonal boosts. With a rich heritage, leisure amenities and a welcoming coastal lifestyle, Bridlington offers a dynamic environment for commercial investment.

### RETAIL AREA – (6.58m X 3.96m – 21'7" X 12'12")

The double-fronted shop unit benefits from a central entrance into a well-presented retail space, featuring attractive wood-effect flooring, modern LED lighting tiles and convenient access to a rear store room.

### STORE ROOM – (3.16m X 2.81m – 10'4" X 9'2")

The store room to the rear of the retail area benefits from a fitted radiator, access to the rear yard, a convenient WC and a staircase leading to the first-floor half landing.

### KITCHEN – (2.61m X 1.77m – 8'6" X 5'9")

The kitchen is fitted with a limited selection of wall and base units with worktop over, together with a 1 ½ bowl stainless-steel sink and drainer with mixer tap and electric water heater. Additional shelving provides useful storage and a wall-mounted boiler is also installed; please note this has not been tested and its working condition is unknown.

A step up to the full first-floor landing provides access to two office spaces, as well as a further staircase leading to an attic room, offering additional storage space.

### OFFICE 1 – (3.26m X 4.16m – 10'8" X 13'7")

The first office space features a window to the front elevation, spotlighting, and a fitted storage cupboard.

### OFFICE 2 – (3.39m X 3.28m – 11'1" X 10'9")

The second office space offers a window to the front, spotlighting, a radiator, and an under-stairs storage cupboard.

### ATTIC AREA (FIRST PART) – (3.37m X 3.00m – 11'0" X 9'9")

A further staircase leads to a spacious attic area, currently utilised for storage.

### OUTSIDE

To the side of the shop front is a gated passage, currently used for bin storage, which leads through to a rear yard area.

### VIEWING

Strictly by appointment with Ulllyotts (01262) 401401 option 2

Regulated by RICS



The digitally calculated floor area is 84.6m<sup>2</sup> or 911 ft<sup>2</sup>  
 This area may differ from the floor area on the Energy Performance Certificate.



# Ulllyotts

EST 1891



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