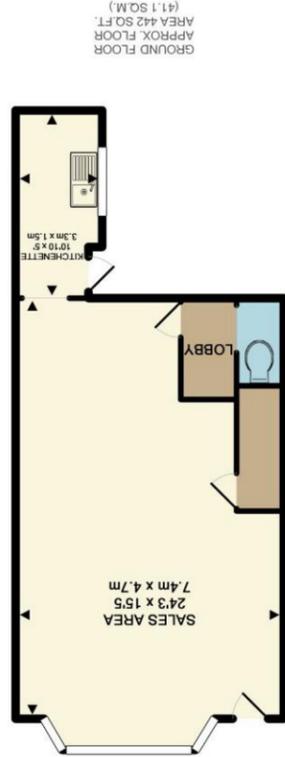
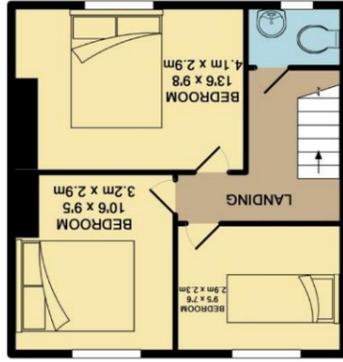


224 QUAY ROAD, BRIDLINGTON, YO16 4JG  
 2ND FLOOR  
 APPROX. FLOOR AREA 371 SQ.FT. (34.5 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1258 SQ.FT. (116.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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224 Quay Road, Bridlington, East Yorkshire, YO16 4JG

Harris Shields Collection

## Prime Investment Opportunity – Retail & Residential Income

- ✓ Immediate rental income
- ✓ Vacant shop potential
- ✓ Three-bedroom maisonette
- ✓ Sold with tenancy
- ✓ Electric heating & uPVC
- ✓ Strong investment opportunity

Asking Price £119,995

# Harris Shields Collection

Harris Shields Collection, 14 Promenade, Bridlington East Yorkshire, YO15 2PX

01262 601704

[estateagents@harris-shieldscollection.uk](mailto:estateagents@harris-shieldscollection.uk)

<https://harris-shieldscollection.uk/>

### Description

A fantastic three-storey mid-terraced property, offering both retail and residential income potential.

The ground floor comprises a lock-up shop with a kitchenette and WC to the rear. The shop is currently vacant and actively seeking a new tenant, offering immediate potential for rental income.

A side passage provides access to the rear yard and a self-contained three-bedroom maisonette, fitted with electric heating and uPVC double glazing. The accommodation briefly comprises a living room, kitchen, three bedrooms, and a bathroom/WC.

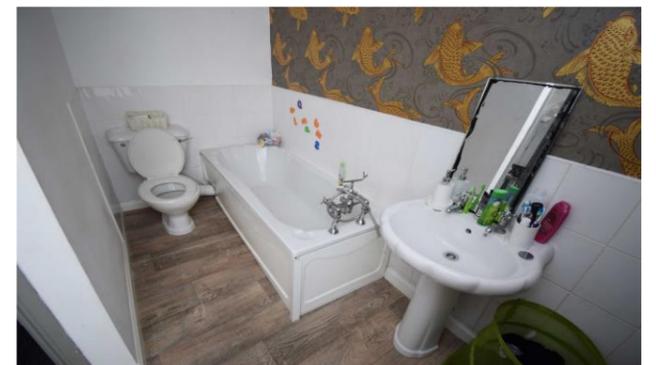
The maisonette is currently let on a new 12-month Assured Shorthold Tenancy at £450 per calendar month, providing an immediate income stream. The sale is subject to the existing tenancy.

This property represents an ideal investment opportunity with scope to enhance value.

Please note: Photos included were taken when the previous shop tenant was in situ. Updated images of the maisonette and shop will be available shortly.

### Additional Information

Council tax band TBC



Opening doors  
for over 60 years

Harris Shields  
Collection