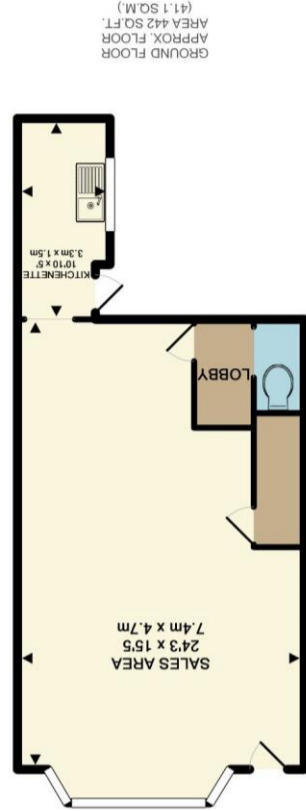
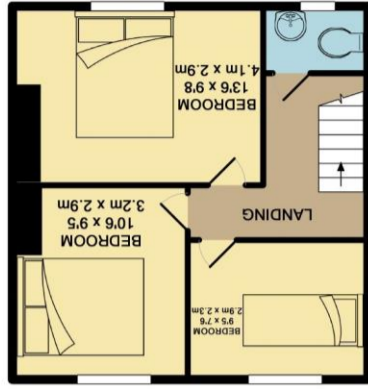


224 QUAY ROAD, BRIDLINGTON, YO16 4JG  
 2ND FLOOR  
 APPROX. FLOOR AREA 371 SQ.FT. (116.9 SQ.M.)  
 (34.5 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1258 SQ.FT. (116.9 SQ.M.)  
 (34.5 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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.  
 Made with Metropix ©2018



## Mixed-Use Investment Opportunity with Potential Gross Yield of Up to 13.6%

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

Asking Price £117,500

# 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

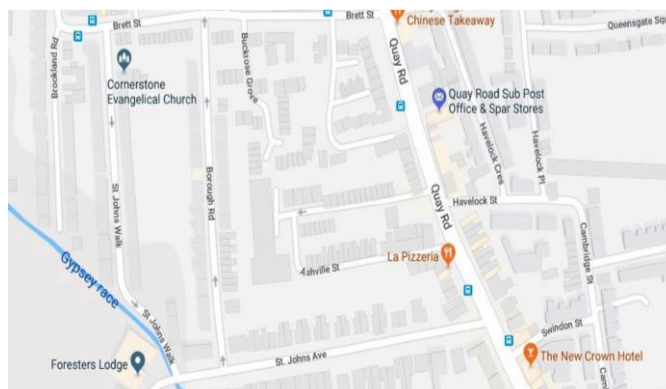
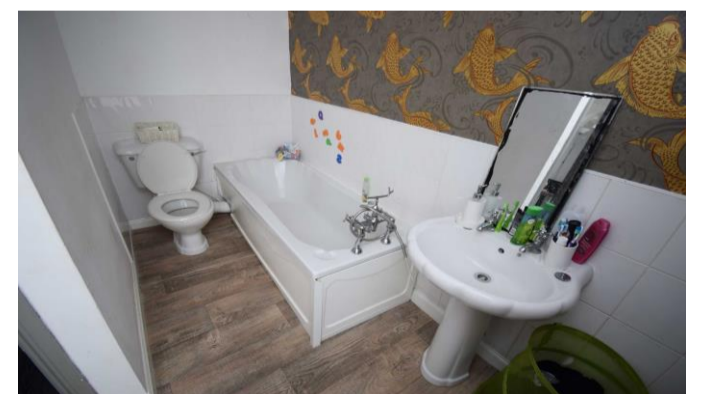
A fantastic opportunity to acquire a three-storey mixed-use investment property offering immediate income together with excellent scope for future growth.

The ground floor comprises a lock-up retail unit with kitchenette and WC facilities to the rear. The premises are let on a new five-year lease commencing in 2026, generating £275 per calendar month during year one and increasing to £550 per calendar month from year two, providing a built-in uplift in income. The upper floors comprise a self-contained three-bedroom maisonette accessed via a side passage and rear entrance. Benefitting from uPVC double glazing and electric heating, the accommodation includes a living room, kitchen, three bedrooms and bathroom/WC. The property is occupied by a long-standing tenant of over five years currently paying £450 per calendar month.

The residential rent is considered below current market levels for similar three-bedroom accommodation in the area, presenting potential for future income growth, subject to legislation and agreement with the tenant.

### Additional Information

### Council tax band



Opening doors  
for over 60 years

Harris Shields  
Collection