



67-69 High Street, Bridlington, East Yorkshire,
YO16 4PR

Harris Shields
Collection

Historic Character. Diverse Income. Prime Position.

- ✓ Prominent four-storey mixed-use investment property
 - ✓ Prime position in Bridlington's historic Old Town
 - ✓ Fully tenanted with five established occupiers
 - ✓ Two self-contained residential flats
 - ✓ Three commercial units
 - ✓ Optometrist, hair salon and gift shop
- Asking Price £325,000

Investment Opportunity

Situated in the heart of Bridlington's historic Old Town, this substantial four-storey mixed-use investment property occupies a prominent position within one of the town's most characterful and sought-after locations. Steeped in history, the Old Town is renowned for its charming Georgian architecture, independent galleries, antique shops, tea rooms, cafés and boutique retailers, creating a vibrant destination for both locals and visitors alike. The area has also enjoyed national recognition as a filming location, with scenes from the 2016 **Dad's Army** film adaptation shot amongst its historic streets. Offering an exceptional opportunity for investors, the building is fully let and currently generates an income of approximately ****£31,000 per annum**** from five established tenants. The accommodation comprises two self-contained residential flats together with three commercial premises, currently occupied by an optometrist, a hair salon and a gift shop. Arranged over four floors, the property presents a rare opportunity to acquire a fully occupied mixed-use investment in one of Bridlington's most distinctive commercial locations, benefiting from a diverse rental income of approximately ****£31,000 per annum**** and a long-established trading environment.



Opening doors
for over 60 years

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