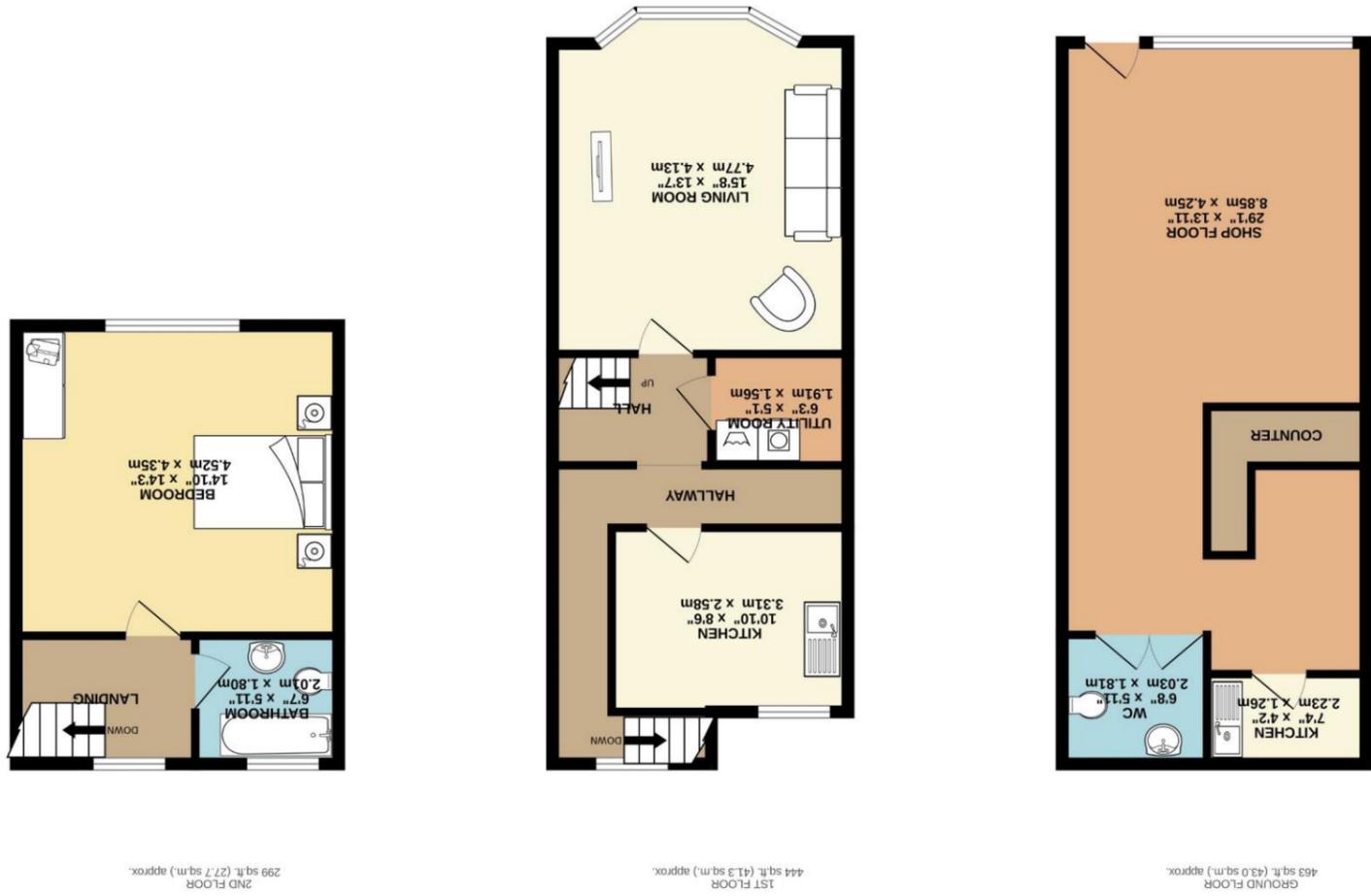


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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81 High Street, Bridlington, East Riding of Yorkshire, YO16 4PN

Harris Shields Collection

## Timeless Character. Prime Position. Exceptional Opportunity.

- ✓ Grade II Listed Character
- ✓ Prime Historic Old Town Location
- ✓ Ground Floor Commercial Unit
- ✓ Established Residential Tenancy
- ✓ Private Enclosed Garden
- ✓ Mixed Use Investment Opportunity
- ✓ Strong Income Potential

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)

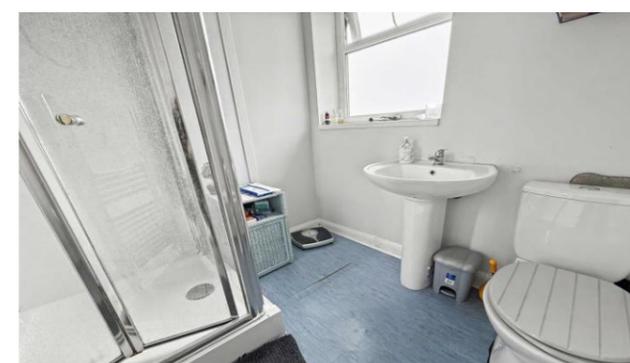
<https://harris-shieldscollection.uk/>

A rare opportunity to acquire a characterful three storey mixed-use property situated in the heart of the historic Bridlington Old Town. The entire building is offered for sale and is Grade II listed, retaining many original features and period charm typical of the area's historic architecture.

The ground floor comprises a commercial retail unit with a rateable value of £5,200, which previously operated as a betting shop. The unit is currently vacant, providing an excellent opportunity for a new owner to let the premises or establish their own business. The prominent position within the Old Town makes it well suited to a variety of retail, office, gallery, café or specialist business uses.

Arranged over the upper floors is a unique and exceptionally well presented one bedroom maisonette, currently occupied by a long-standing tenant paying £400pcm. The accommodation offers characterful living rarely found in properties of this type and benefits from the added advantage of a private garden. The property is located within Bridlington's historic Old Town, an area renowned for its period buildings, independent shops, art galleries and artisan cafés, and well known for hosting popular local events such as the Bridlington Dickensian Festival. The Old Town also served as a filming location for the 2016 adaptation of Dad's Army, highlighting the distinctive character and heritage of the surrounding streets.

Council tax band TBC



Opening doors  
for over 60 years

Harris Shields  
Collection