

# HUNTERS®

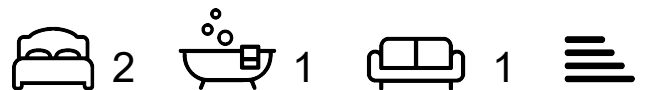
HERE TO GET *you* THERE



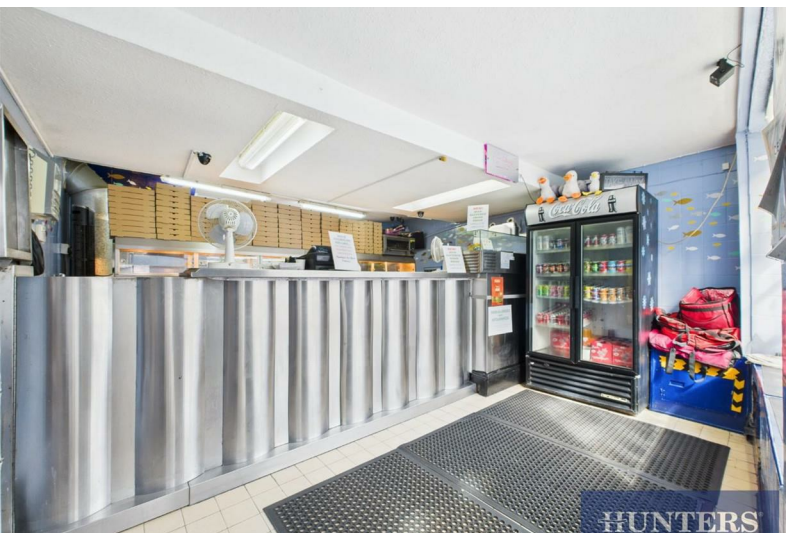
36 High Street

Bridlington, YO16 4PX

Offers In Excess Of £250,000



Council Tax: A





# Gabby's Chippy 36 High Street

Bridlington, YO16 4PX

## Offers In Excess Of £250,000



Nestled in the heart of Bridlington's charming and historic Old Town, this unique property presents an exciting opportunity for those seeking a thriving business venture combined with a characterful home or lucrative holiday let. **ALL EQUIPMENT INCLUDED IN THE SALE.**

On the ground floor, you'll find a well-established fish & chip shop, a successful business that has been owned and operated by the current vendors since August 2001. The shop itself has an even longer history, having traded as a fish and chip shop since the late 1800s. Benefiting from high levels of passing trade thanks to its prime location, the business attracts both local custom and year-round tourist footfall, making it a strong and reliable venture for its next owners.

The sale comes as the current owners are seeking semi-retirement, creating the perfect chance for new proprietors to take on this thriving business.

Heading upstairs, the property opens into a delightful two-bedroom maisonette currently operated as a popular holiday let. The first floor features a welcoming lounge with a feature fireplace and traditional sash windows, filling the room with character and natural light. A double bedroom with exposed beams adds rustic charm, while the modern kitchen offers stylish white units with space for essential appliances. Completing this level is a bathroom with a three-piece suite and half-tiled walls, alongside a separate WC for convenience.

The second floor hosts a further generous double bedroom, perfect for guests or family use.

Externally, the property boasts a rear yard with a brick-built outbuilding and a single garage, providing valuable storage or workshop space.

This is an incredibly versatile opportunity—whether you're looking to combine home and business, continue the successful holiday let operation, or explore other commercial possibilities, this property offers fantastic potential!





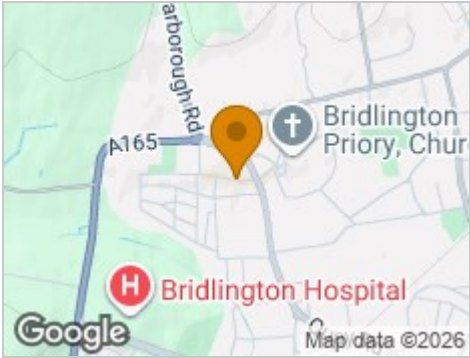
Road Map



Hybrid Map



Terrain Map



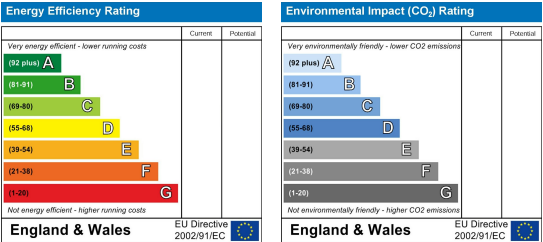
Floor Plan



Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.