



Bridlington Street, Hunmanby, Filey, YO14 0JR

- For Sale Via Modern Method of Auction
- Two Bedrooms
- EPC Grade - D (Commercial)
- Commercial Premises
- Ideal Business Investment
- Flat Above Shop
- Mixed Use

By Auction £140,000



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DESCRIPTION

Nestled in the heart of the picturesque village of Hunmanby, this vacant commercial premises offers a unique opportunity for investors seeking a thriving business venture with the added benefit of comfortable living quarters above. The property enjoys a central location within the village, providing excellent visibility and accessibility for customers.

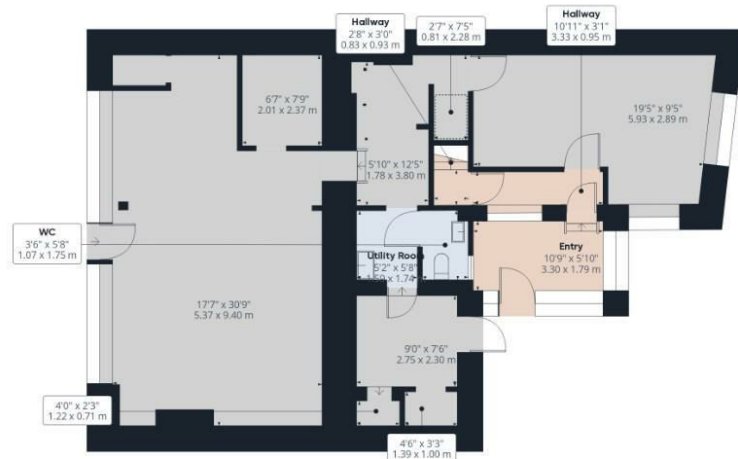
The ground floor comprises a versatile commercial space, ideally suited for various business endeavors. The premises offer ample room for retail, office, or service-oriented businesses. Large display windows at the front invite passersby and provide an opportunity for eye-catching storefront displays. The layout allows for easy customisation to suit the needs of the new owner. There is also the benefit of a WC / kitchen area and additional storage space.

Above the commercial space, a charming two bedroom flat awaits. The residential quarters offer a peaceful retreat from the hustle and bustle below. The living area is spacious and inviting, with a well-appointed kitchen providing ample space for culinary endeavors. The flat also offers two bedrooms and a bathroom, perfect for a small family, couple, or as additional rental income.

This property is sure to have interest, and we would encourage you to call us to view to avoid missing out!







Ground Floor



Floor 1

Viewings

Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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Approximate total area⁽¹⁾

1987.86 ft²
184.68 m²

Reduced headroom

9.66 ft²
0.9 m²

(1) Excluding balconies and terraces

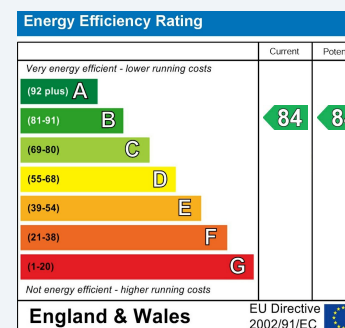
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

HUNTERS
HERE TO GET *you* THERE



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