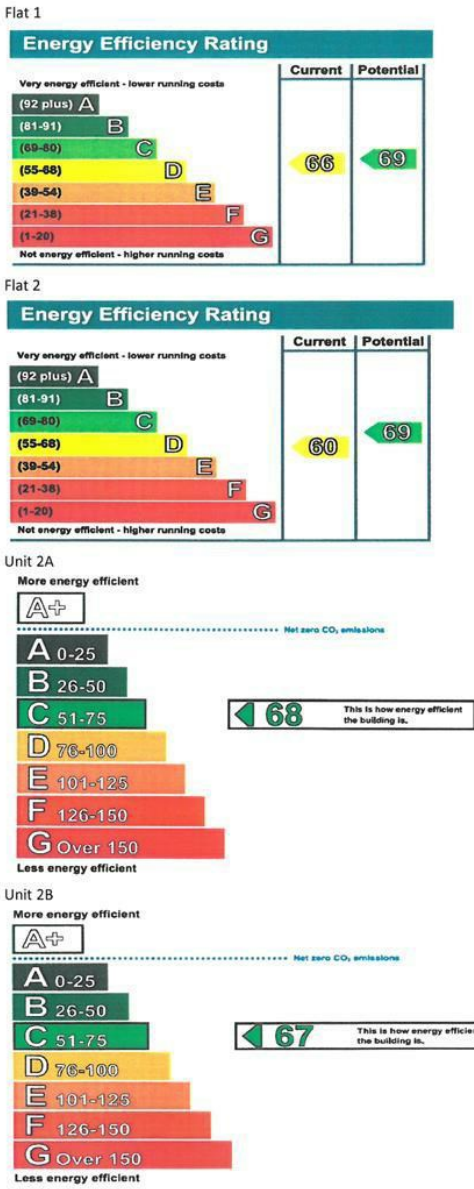


2a, 2b, Flat 1 and Flat 2 Southgate,
Hornsea HU18 1AQ

£135,000

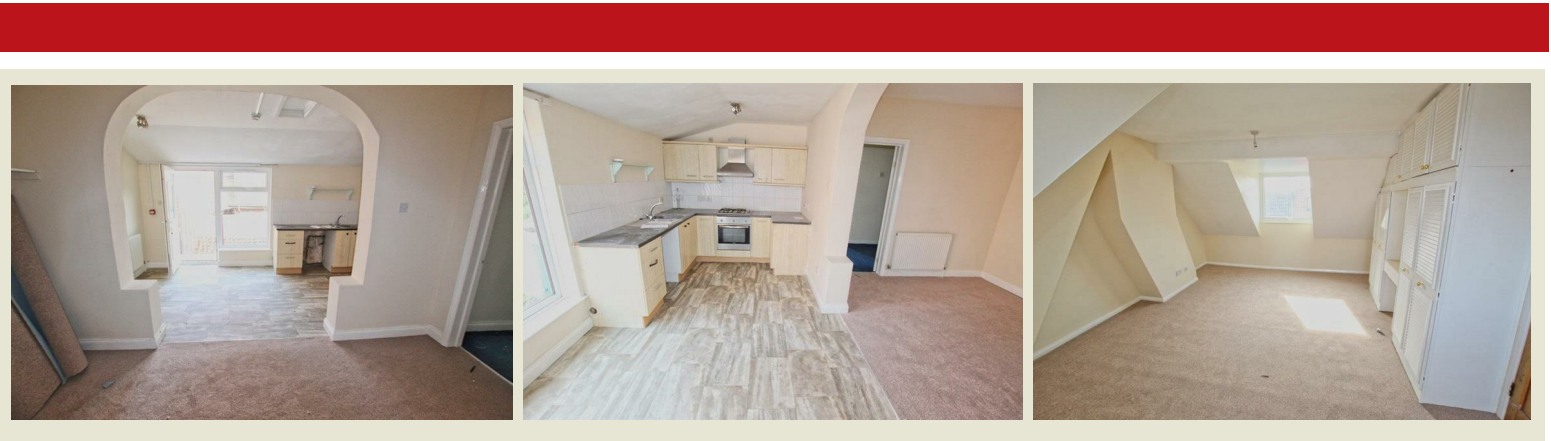


Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.





- Attention Property Investors!
- A Vacant and Very Spacious 2 Bedroomed Maisonette
- Enclosed Rear Yard
- Energy Ratings - C, C, D, D

- Two Lock Up Sales Shops (Both Let)
- A Vacant 1 Bedroomed Flat
- Capable of Providing a Return of Nearly 12%

AN INTERESTING OPPORTUNITY TO ACQUIRE A THREE STOREY TOWN CENTRE PROPERTY WHICH COMPRISES TWO LET LOCK UP SALES SHOPS AND TWO VACANT FLATS. AN IDEAL OPPORTUNITY FOR THE PROPERTY INVESTOR OR FOR THOSE WISHING TO LIVE IN A SPACIOUS 2 BEDROOMED MAISONETTE AND BENEFIT FROM AN INCOME FROM THE REMAINDER.

LOCATION

This property is located in Southgate, close to its junction with Newbegin and Market Place and within the conservation area of the town.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

ACCOMMODATION

This three storey property is currently divided into four self contained units which briefly comprise:

2A SOUTHGATE, HORNSEA - JORDANS HAIRDRESSERS

FRONT SALON

13'1" x 14' overall (3.99m x 4.27m overall)
with front entrance door.

REAR SALON

12'9" x 10'6" overall (3.89m x 3.20m overall)

STAFF ROOM

11'10" x 6'10" overall (3.61m x 2.08m overall)
with rear entrance door.

SEPARATE W.C.

with a white low level w.c. and wash hand basin.

2B SOUTHGATE, HORNSEA - SOUL AND BARE

SALES SHOP

13' x 13' overall (3.96m x 3.96m overall)
with front entrance door.

REAR STAFF/STOCK ROOM

11'3" x 8'11" overall (3.43m x 2.72m overall)
with rear entrance door.

OUTSIDE W.C.

with wash hand basin and a low level w.c.

FLAT 1, 2 SOUTHGATE, HORNSEA

CENTRAL HALL

6'2" x 13' (1.88m x 3.96m)
with front entrance door, stairs leading off, wall mounted Fire Safe fire alarm (which covers both shops and both flats), and one central heating radiator.

REAR HALL

5'10" x 8'9" (1.78m x 2.67m)
with under stairs cupboard leading off and one central heating radiator.

UTILITY ROOM

with a wall mounted Potterton gas fired central heating boiler and rear entrance door.

FIRST FLOOR

LANDING

with a sliding sash style double glazed window and one central heating radiator.

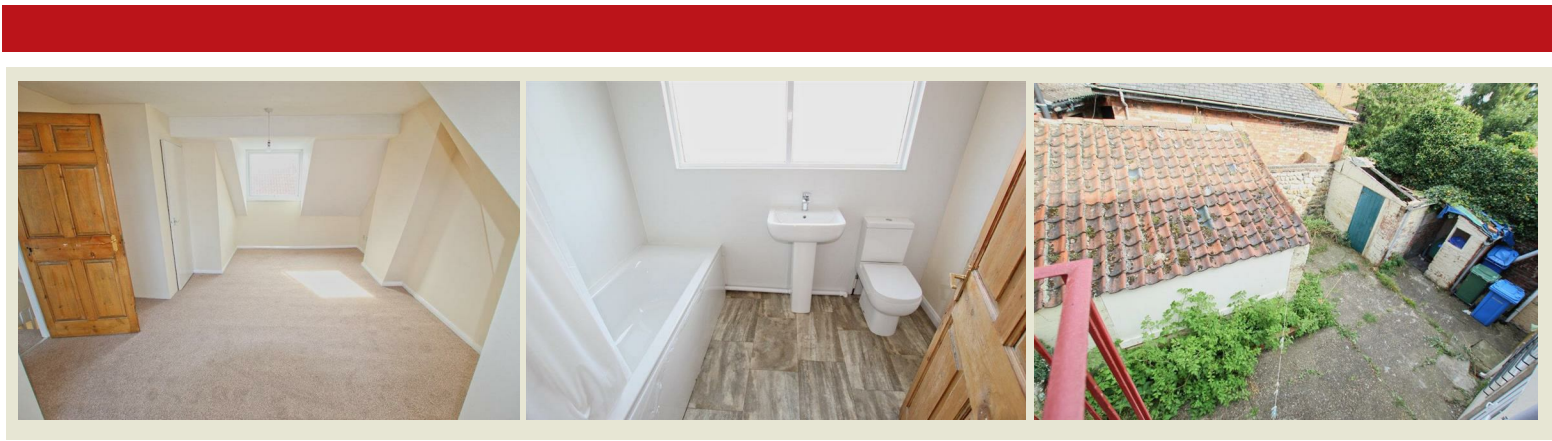
SITTING ROOM

13'x13'6" overall (3.96mx4.11m overal)
with an ornamental stone fireplace, a sliding sash double glazed window and one central heating radiator.

DINING KITCHEN

13'4" x 16'6" (4.06m x 5.03m)
with a range of matching base and wall units which incorporate beech effect fronts with contrasting work surfaces, an inset one and a half bowl stainless steel sink and tiled splash backs, built in oven and gas hob, with cooker hood over. This room also has a sliding sash double glazed window and one central heating radiator.

SECOND FLOOR



LANDING

leading to:

BEDROOM 1

13'8" x 20'6" overall (4.17m x 6.25m overall)
with UPVC double glazed windows to the front and rear, fitted wardrobes, and one central heating radiator.

BEDROOM 2

13'3" x 20'6" overall (4.04m x 6.25m overall)
with a UPVC double glazed window to the front, additional double glazed window to the rear, built in cupboard and one central heating radiator.

BOX ROOM

9'10" x 4'9" excluding the door recess (3.02m x 1.45m excluding the door recess)
with UPVC double glazed window and one central heating radiator.

BATHROOM

8'3" x 5'11" (2.51m x 1.80m)
with modern three piece white suite comprising a panelled bath with an electric instant heated shower over, pedestal wash hand basin and low level w.c., shaver point and one central heating radiator.

FLAT 2, 2 SOUTHGATE, HORNSEA

A shared entrance passage under part of No. 1 Southgate, provides access to an external metal staircase which leads up to the first floor flat which comprises:

DINING KITCHEN

16'10" x 8'1" (5.13m x 2.46m)
with UPVC double glazed door and side window, a range of fitted base and wall units with contrasting work surfaces incorporating an inset one and half bowl stainless steel sink and tiled splash backs, built in oven and gas hob with cooker hood over, open archway leading through to the living room, and one central heating radiator.

LIVING ROOM

13'7" x 8'11" (4.14m x 2.72m)
with downlighting to the ceiling and one central heating radiator.

INNER HALL

6'2" x 8'11" (1.88m x 2.72m)
with one central heating radiator.

BEDROOM

12'6" x 8'9" (3.81m x 2.67m)
with UPVC double glazed window, fitted cupboards on either side of the former chimney breast with one housing an Ideal gas central heating boiler and one central heating radiator.

BATHROOM

5' x 8'1" (1.52m x 2.46m)
with a three piece white suite comprising a panelled bath with plumbed shower over, pedestal wash hand basin and low level w.c., UPVC double glazed window and one central heating radiator.

OUTSIDE

Whilst the property fronts direct onto the pavement, there is an enclosed rear concreted yard area, with some old brick built outbuildings. Access to this yard is via the covered passageway leading underneath part of No. 1 Southgate.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the Vendor's solicitors).

SHOP 2A

is let to Christopher and Angela Clarke at a rental of £340 per calendar month.

SHOP 2B

is let to Miss Abigail Parry at a rental of £250 per calendar month.

Both flats are currently vacant but should be capable of achieving rents of £400 and £325 per calendar month.

EXTRAS

All fitted floor coverings in both flats will be included in the sale price.

PLEASE NOTE

Under the provisions of the Estate Agents Act 1979, we are required to give notice that the Vendor of this property is related to an employee of Quick & Clarke (Hornsea) Limited. Furthermore, these details may be subject to change as they have not yet been approved by our client.