

LOT  
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**By Order of the Executors**

**31–37 Clarence Road,  
Bridlington YO15 2QX**

**Guide Price: £490,000\***

**Freehold building consisting of 10 flats  
with investment income**



A portfolio of 4 large mid terrace properties consisting of 10 self-contained units that are currently all let out on standard Assured Shorthold Tenancy agreements. The properties consist of a mixture of eight one-bedroom flats and two two-bedroom flats. The current income is £42,000 annually although we have been advised that most of the tenants have been in situ for a long period of time and therefore a rent increase would be necessary on most of the flats. Clarence Road is located in Bridlington, West Yorkshire. It is within a short walk away from the popular town centre, which includes many amenities including the new leisure world sports complex which is due to open in the next few months. Local buses are within a walking distance, as well as other transportation connections.

#### **ACCOMMODATION**

10 self-contained flats, eight one-beds and two two-beds

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

Bridlington Council – 01262 409006

Tax Rating – A

#### **VIEWING TIMES**

By appointment through the Auctioneers

**STARTING BID**

**FINAL BID**

**NOTES**

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN