



Shop and Maisonette 42 Cliff Road, Hornsea, HU18
1LN



SHOP AND MAISONETTE

The property is a good sized, three storey terraced premises, ideally located within the seaside resort town of Hornsea, East Riding of Yorkshire. The property is surrounded by a mix of residential and commercial properties, just a few minutes' walk from the beautiful beach, therefore benefiting from a high volume of footfall and passing trade. Comprising of a self-contained shop with two additional work rooms and W.C. to the ground floor and three bedrooom self contained maisonette split over the first and second floor above.

To the rear of the property is a yard with steps leading to the maisonette, an additional garden area and useful former garage/store.

Total gross rental income from shop and maisonette is £14,100 per annum, details on request.

The business is for sale by separate negotiation.

Shop EPC is 'C'. Flat EPC rating 'E'.
Flat Council Tax Band A

Ground Floor Shop

Main Shop Floor

23'2" x 16'9" (7.08 x 5.13)

Two large display windows to the front with central entrance door between. Fireplace.

Middle Work Room

10'11" x 9'5" (3.34 x 2.88)

Window to side. Open Fire. Useful range of work tops and storage.

Rear Work Room

14'5" x 8'8" (4.4 x 2.66)

Windows to the side and rear. Door to the side. Useful range of worktops and shelving. Sink.

W.C.

W.C. and Sink





Maisonette

Entrance Hall

External steps leading up to UPVC front door, carpeted flooring and staircase to first floor.

Lounge

16'8" x 11'9" (5.10 x 3.60)

Two windows to front aspect, brick fireplace with open fire and tiled surround, coving to ceiling and radiator.



Kitchen

12'3" x 9'4" (3.75 x 2.86)

Window to side, fitted wall and base units with work surfaces, single drainer stainless steel sink unit, built in electric hob and gas oven and extractor hood over. Partially tiled walls, vinyl flooring and radiator. Kitchen is newly fitted.

Breakfast Room

8'6" x 7'6" (2.60 x 2.31)

Window to rear, laminate flooring and radiator.



Bedroom 2

First Floor, window to rear, carpeted flooring and radiator.

First Floor Landing

Bedroom 1

12'9" x 10'3" (3.90 x 3.14)

Window to front, carpeted flooring and radiator.

Bedroom 3

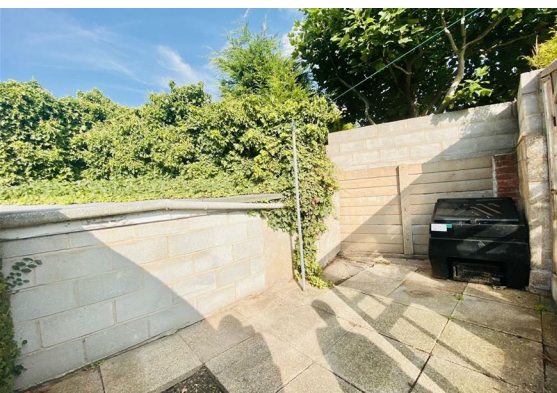
Window to rear, carpeted flooring and radiator.

Bathroom

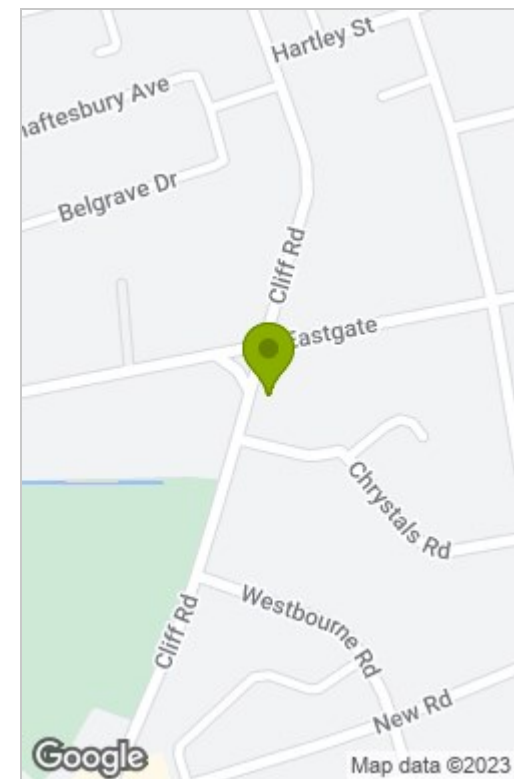
13'5" x 6'9" (4.11 x 2.08)

Window to rear, WC, pedestal wash hand basin, panelled bath, step in shower, partially tiled walls, vinyl flooring and radiator.


Garden Area



FLOORPLAN HERE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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