



24 Cliff Road, Hornsea, HU18 1LN

£149,950

**** FANTASTIC INVESTMENT OPPORTUNITY ****

Please note, the sale is for the building only! First Steps Day Nursery is not for sale

We are pleased to present this fabulous two storey property, currently used as a well established Day Nursery. The nursery itself was first established in 1999 and the present business owners are wanting to continue their lease for the foreseeable future. This has been a well regarded business ever since, making it an easy investment for any potential buyers.

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. Comprising of Entrance Hall, good sized downstairs front area, rear room and W.C/Cloakroom area. Good sized through room to the first floor, office and storage cupboard. To the rear you will find a good sized decking area and artificial grass.

It is worth noting that there has recently been an Electrical system inspection which has been updated and a new safety certificate supplied. Windows and door were also updated in recent years. *Business Rates Apply

Please contact Our House on 01964 532121 for further details.

CEPC - Awaited Tenure - Freehold

Entrance Hall

Entrance door leading to inner hall with staircase to first floor, Laminate flooring.

Front Room

24'9" x 12'4" (7.55 x 3.76)

Front aspect window with door to the front. Step up to rear room, undertairs cupboard and radiator.

Cloackroom/W.C

Rear aspect window. Two children's stalls housing small W/Cs. Two low level hand wash basins, fire escape door to the side and vinyl flooring.

Rear Room

Side aspect window. Hand wash sink unit and built in cupboards with vinyl floor and radiator.

First floor landing

Cupboard with radiator and loft access.

Through Room (First Floor)

26'2" x 15'3" (8 x 4.66)

Open by a square arch featuring a bay window to the front, window to the rear and coving to the ceiling, built in cupboards and two radiators. Laminate flooring.

Storage/Utility

6'1" x 5'1" (1.87 x 1.56)

Side aspect window, sink unit, shelving and vinyl flooring.

Office

9'4" x 7'8" (2.85 x 2.35)

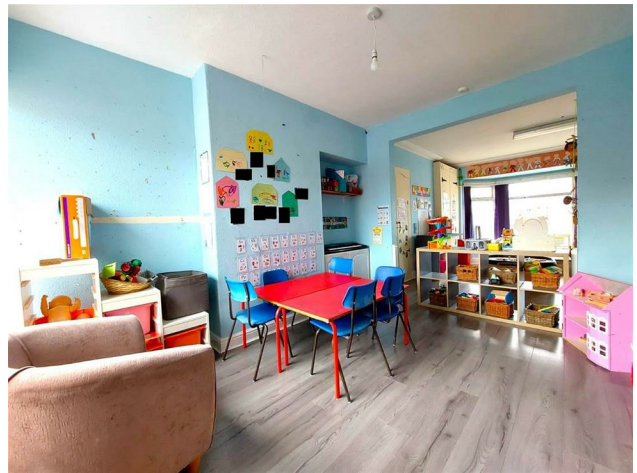
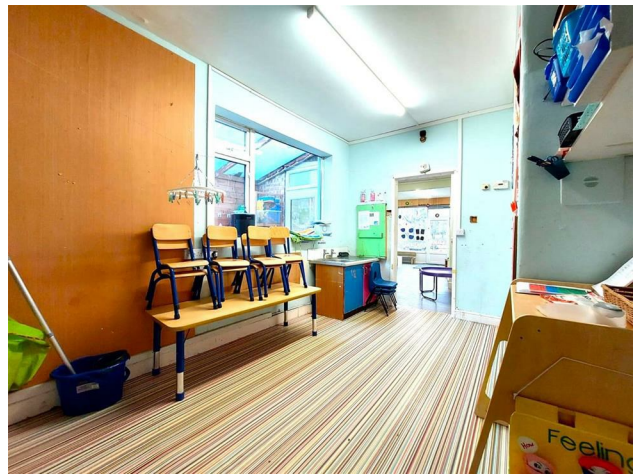
Rear aspect window, radiator and carpet.

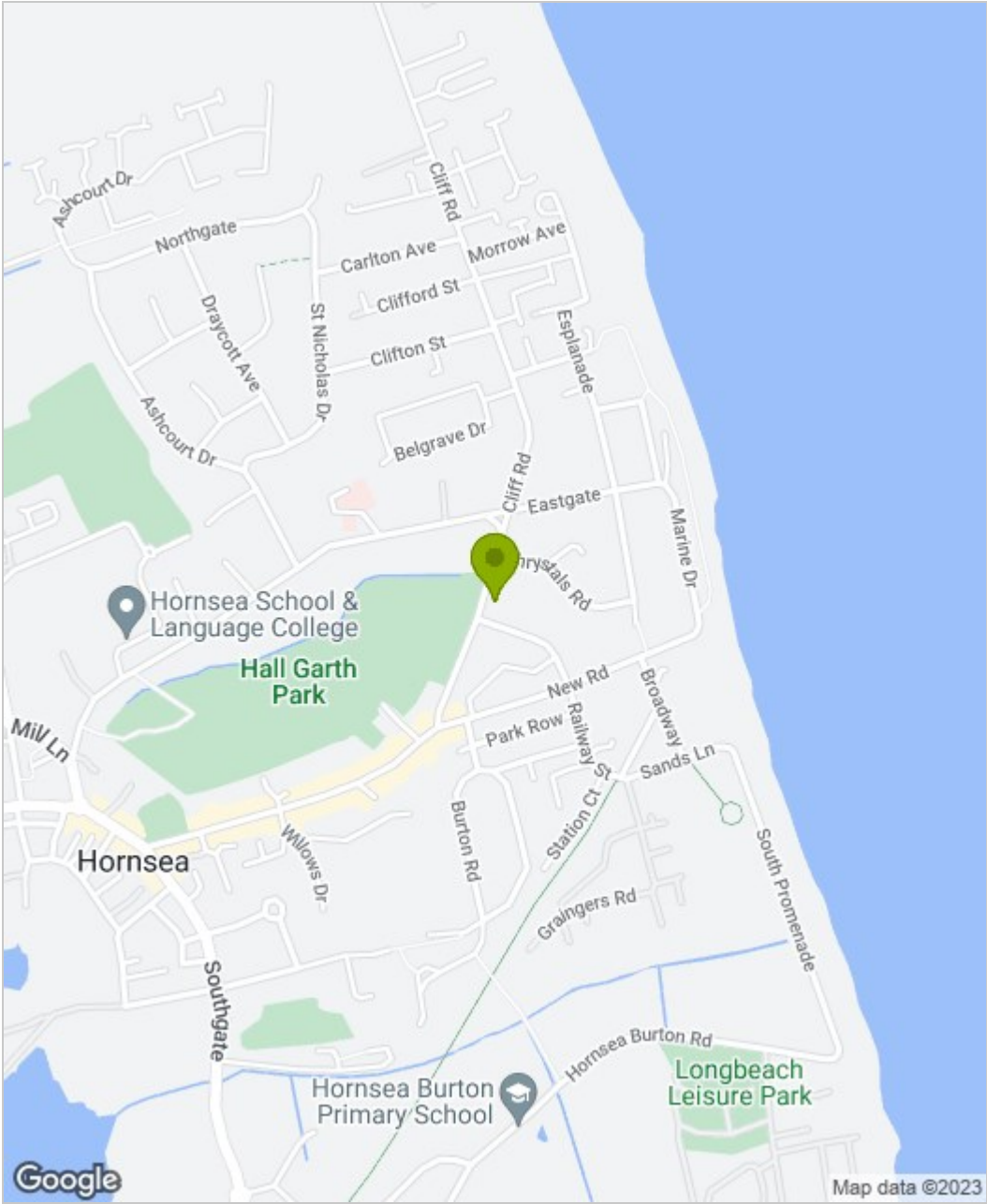
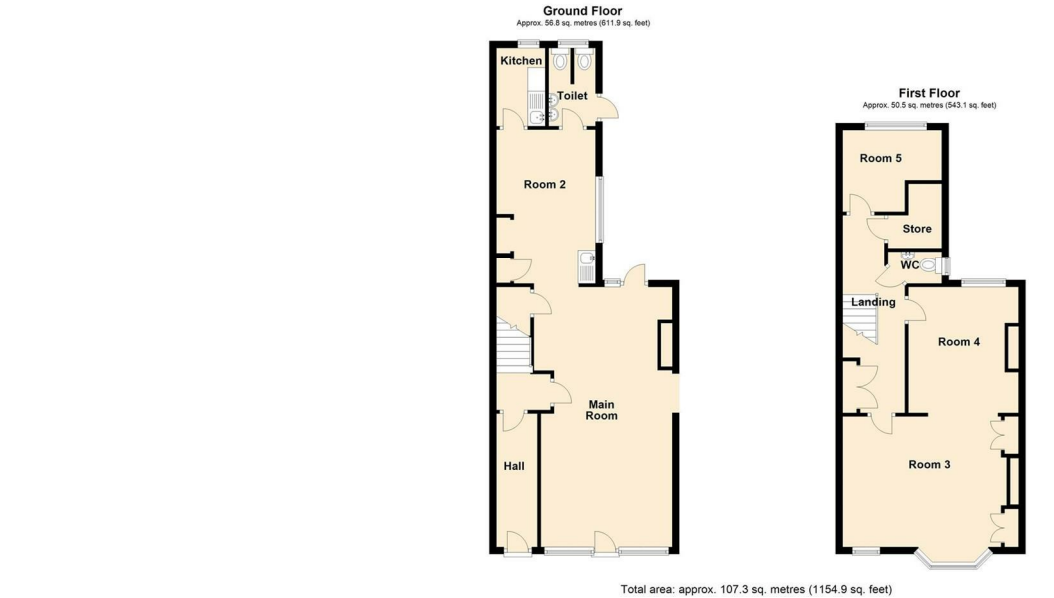
Front Outdoor Area


Artificial grass

Rear Garden Area

Artificial grass and decking area.





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

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