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Hungate Lane,

Filey, YO14 0NN

Guide Price - £65,000

Situated in the village of Hunmanby, Filey, this commercial property on Hungate Lane presents an excellent investment opportunity. The detached building is currently occupied by a well-established tenant, ensuring a steady income stream. With a Full Repairing and Insuring lease in place, which extends for three years from July 2026, you can enjoy peace of mind knowing that your investment is secure.

The property generates a current income of £5,820 per annum, translating to an attractive yield of approximately 9%. This makes it an appealing choice for investors seeking a reliable return on their investment in a desirable location.

Hunmanby is a quaint village that offers a blend of rural charm and convenient access to nearby amenities, making it an ideal spot for businesses. This property not only promises financial benefits but also the potential for growth in a thriving community.

Whether you are an experienced investor or looking to make your first foray into commercial property, this freehold investment is worthy of consideration. Don't miss the chance to secure a valuable asset in this picturesque part of Yorkshire.

LOCATION
The property is situated in the village of Hunmanby which is approximately 3 miles west of Filey. The village offers a good range of local amenities and the subject property is situated off Bridlington Street.

THE BUILDING
Detached single storey building that is currently arranged and set up as a beauty salon by the current tenants, with a kitchen to the front and WC to the rear.

TENURE
Freehold
Subject to the remaining terms of a Landlord & Tenant Act lease that was renewed in July 2026 for a term of 3 years with annual break clauses.

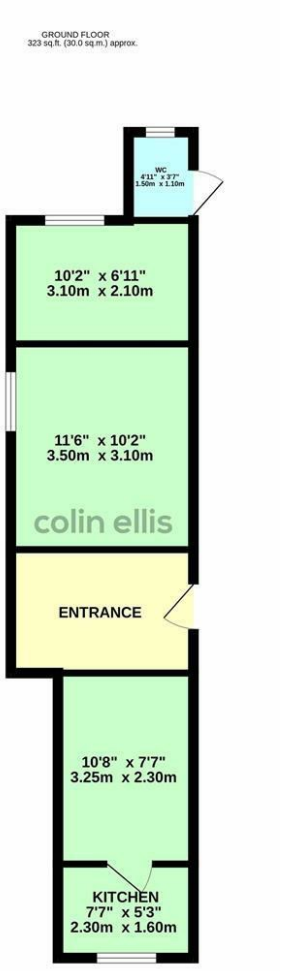
RENTAL INCOME
The current passing rent is £5,820 per annum exclusive of rates and services

VIEWING
Strictly by appointment via sole agents Colin Ellis Property Services on 01723 363565

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Hungate Lane - 18863608
Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.