



30-31 Prince Street

Bridlington, YO15 2NP

PROMINENT RETAIL UNIT

2,905 sq ft
(269.88 sq m)

- Popular Tourist Destination
- Suitable for various uses (STP)



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Summary

Available Size	2,905 sq ft
Rent	£16,000.00 per annum
Rates Payable	£1,039.58 per annum
Rateable Value	£12,500
VAT	Applicable. All figures are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	E (108)

Description

The unit comprises a double fronted retail property set within a parade of shops on Prince Street, Bridlington. Internally the unit provides sales accommodation at ground floor and additional first floor space suitable for storage. The property benefits from a high level of footfall produced by the thriving tourist destination that is Bridlington. The rear access loading area should prove beneficial to an occupier.

Location

The building is located in the centre of Bridlington, this is a popular retail location which experiences high footfall, particularly in the holiday season. Occupiers located nearby are predominantly independents with a number of nationals such as Costa Coffee, Halifax, Cooplands and Heron Foods

Accommodation

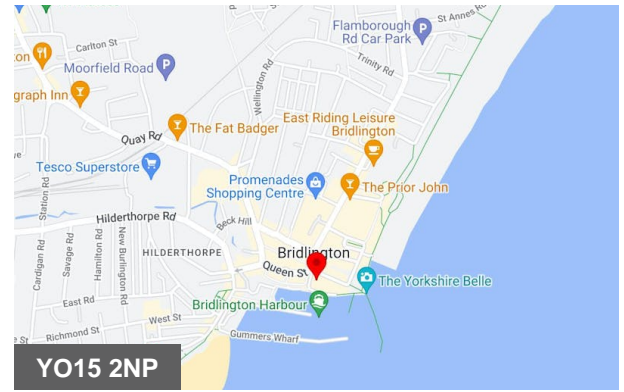
Name	sq ft	sq m
Ground - Sales	1,415	131.46
1st - Storage	1,490	138.43
Total	2,905	269.89

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed at a commencing rental of £16,000 per annum exclusive of VAT, business rates, utilities, insurance, service charge and any other outgoings.

Planning

We understand the unit benefits from the new E Class planning consent however advise interested parties to check with the Local Authority.



Viewing & Further Information



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