

## CATERING PITCH TO LET – GUIDE RENT £5,000 PER ANNUM

Burton Road Car Park, Hornsea  
Burton Road, South Promenade HU18 1TJ



- Rare Opportunity to Occupy a Catering Pitch in a Popular Seaside Town
- Suitable for A Mobile Catering Unit (Subject to the Necessary Consents)
- Prominent Location for Passing Trade
- Dimensions Approximately 15.6m x 3.7m
- Electricity Supply Available.

Valuation and Estates, County Hall, Beverley HU17 9BA





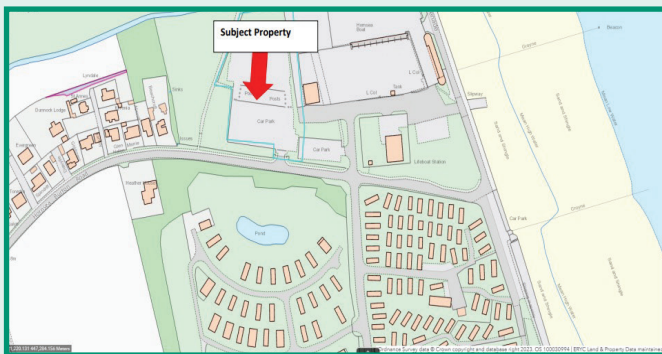
## INTRODUCTION

Situated on Hornsea Burton Road's recently developed free carpark, East Riding of Yorkshire Council are pleased to offer this catering pitch to let. The carpark also boasts a seating area facing out over the Hornsea Boat Compound with six fixed benches, making this the perfect spot for lunch with a view. The adjoining carparks have over one hundred spaces, including eight disabled spaces. The site is directly opposite the popular Hornsea Promenade Caravan Park and Longbeach Leisure Parks, which collectively boast over 100 privately-owned caravans.

## LOCATION

Hornsea Burton Road is the main route for traffic travelling from the south to the seafront, connecting the B1242 and South Promenade.

The pitch is just over 150 meters from the Southshore beach front.



Location plan not to scale

## ACCOMMODATION

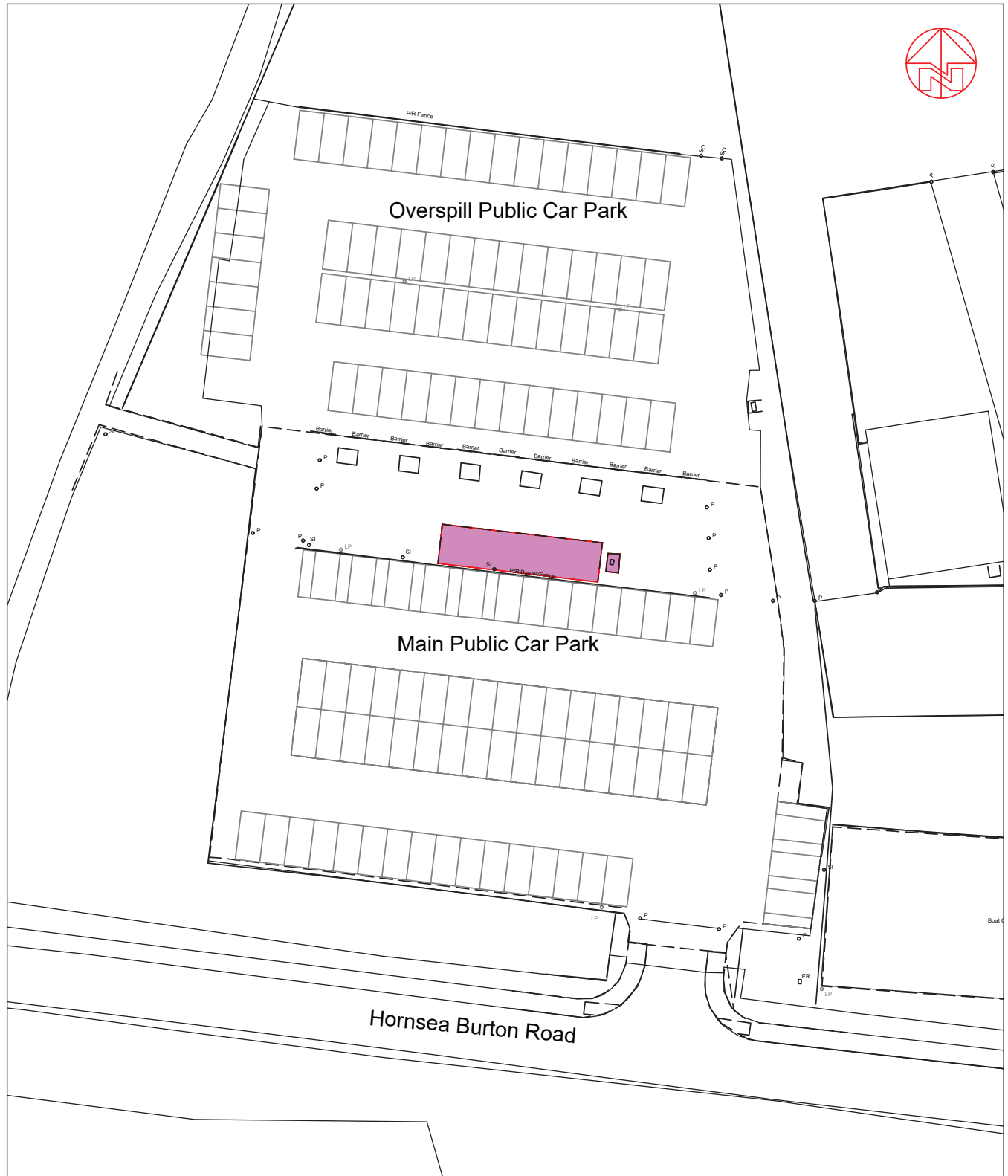
Gravel surface on turf protection mesh.

Size: Approximately 57.7m<sup>2</sup> (621 ft.)

Dimensions: 15.6m x 3.7m.

## PHOTOGRAPHS





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Kiosk Outlet, Hornsea Burton Road Car Park.



**EAST RIDING**  
OF YORKSHIRE COUNCIL

HEAD OF ASSET STRATEGY

COUNTY HALL, BEVERLEY, EAST YORKSHIRE, HU17 9BA  
Tel.No. (01482) 393951

[www.eastriding.gov.uk](http://www.eastriding.gov.uk)

**Planning and Economic Regeneration**  
Information retrieved from the Corporate Property Information System.

Scale @A4  
1:500

Date  
10.01.2022

Property Code/Dwg. No.  
**21024738-4-1**

## PLANNING

We would recommend that any interested parties make their own enquiries in order to confirm that their proposed use would be suitable for the site and whether permission is required for any adaptations: <https://www.eastriding.gov.uk/planning-permission-and-building-control>

## LICENSING

Interested parties are encouraged to make their own enquiries in regards Street Trading Consent. <https://www.eastriding.gov.uk/business/licences-and-registrations/available-licences/commercial-trading/street-traders>

If you would like to arrange a pre-application advice appointment please email [licensing@eastriding.gov.uk](mailto:licensing@eastriding.gov.uk) for details of costs and services.

## PUBLIC PROTECTION – FOOD SERVICES

Businesses selling consumable products must be registered with the local authority in the area in which they are based and must have achieved a Food Hygiene Rating of three or above.

Please contact the Food Services Team to enquire with regards to registering as a food business: [food.services@eastriding.gov.uk](mailto:food.services@eastriding.gov.uk)

## SERVICES

Mains electricity is available. Interested parties are required to make their own enquiries to determine whether the supplies required are available to meet their requirements.

## TENURE

The property is offered on a leasehold basis.

## RENT

Guide rent £5,000 per annum, terms by negotiation.

## WARRANTY

No warranty is given or implied as to the condition or suitability of the property for the tenant's intended use.

## VAT

The rent will not be subject to VAT charges.

## COSTS

The successful tenant will be required to make a contribution of £700 towards the council's Legal and Surveying costs in granting the lease.

## FURTHER INFORMATION AND TO VIEW

For any further information please contact Valuation and Estates on (01482) 393934 or via email: [tilly.tyson@eastriding.gov.uk](mailto:tilly.tyson@eastriding.gov.uk)