

TO LET

35 Bessingby Gate,
Bridlington, YO16 4RB



- NEWLY REFURBISHED GROUND FLOOR UNIT
- TOTAL INTERNAL AREA 52 SQM (560 SQ. FT.)
- ON AN ESTABLISHED RETAIL PARADE
- ADJACENT TO VARIOUS CONVENIENT AMENITIES
- SUITABLE FOR MULTIPLE USES (SUBJECT TO PLANNING CONSENTS)
- INCLUDES REAR COURTYARD AND GARAGE/STORAGE SPACE

RENT £125 PER WEEK

Valuation and Estates, County Hall, Beverley HU17 9BA



LOCATION

The subject property is located in Bridlington, East Riding of Yorkshire, approximately 30 miles north of Hull and 25 miles north of Beverley.

More specifically, the property is located on Bessingby Gate, within the West Hill housing estate, just over two miles west of Bridlington seafront. The property is in relatively close proximity to important amenities including Bridlington Hospital and Bridlington School, with the Bessingby Industrial Estate less than a mile away.

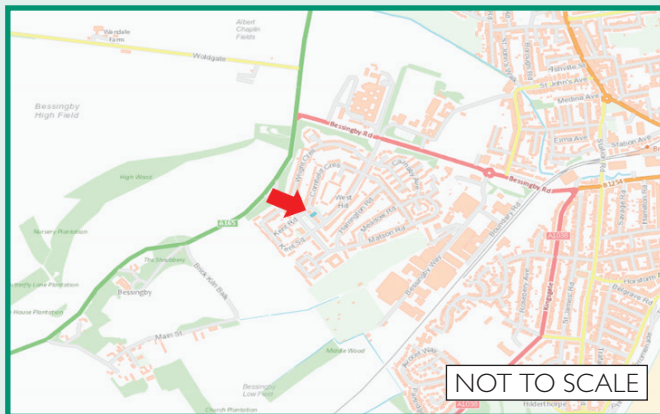
The property occupies a mid-terrace position on an established parade which comprises a Pharmacy, Salon, Café, and Fish and Chip Takeaway.

The premises occupies the ground floor only of a three-storey building beneath residential accommodation.

Please note the residential accommodation is not available with the retail premises.

Internally, the property comprises a newly renovated commercial premises with new finishes throughout. The open plan floor plan is accompanied by ancillary facilities including w/c and kitchen facilities.

The property also features rear access leading to a secure and well-apportioned rear yard accompanied by a garage suitable for additional storage provision.



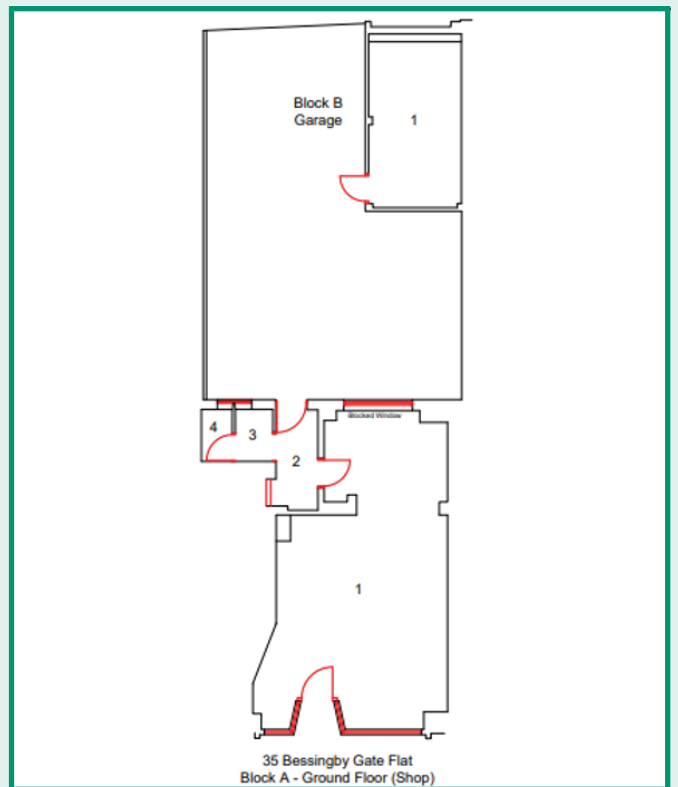
ACCOMMODATION

The property comprises an internal area of approximately 52 sqm (560 sq ft.) and is complete with w/c and kitchen facilities. The rear of the property includes a secure rear yard and garage space, which lends itself to ancillary storage. Please enquire for more information.

PHOTOGRAPHS - INTERNAL



FLOORPLAN



RENT

The subject property is offered TO LET at a guide rent of £6,500 per annum / £125 per week. A lease term of 3 or 5 years is available. Terms by negotiation.

COSTS

The successful tenant will be required to make a contribution of £1,500 (one thousand five hundred pounds) towards the council's professional and legal costs in granting the lease.

WARRANTY

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

TENURE

The property is offered on a leasehold basis.

VAT

The rent will not be subject to VAT.

USE

Negotiable and subject to planning.

BUSINESS RATES

Tenants may be eligible for some small business rates relief, subject to tenant status. Interested parties can contact the Business Rates Service (01482) 394748 to discuss their circumstances and ascertain the amount of business rates payable.

SERVICES

Mains electricity and water supplies are available together with a connection to the mains drainage system.

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

PLANNING

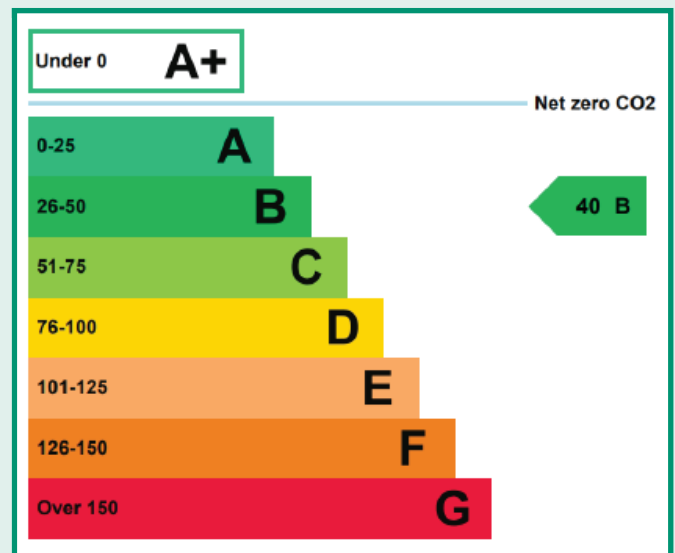
Informal planning advice indicates that the building is currently use **Class E**.

Where appropriate interested parties should make their own enquiries and consider submission of a Pre-Planning Application in order to confirm that their proposed use would be suitable for the property and what (if any) permissions are required for adaptations:

eastriding.gov.uk/planning-permission-and-building-control

For the avoidance of doubt, tenants will be responsible for obtaining all planning and other consents necessary in connection with their proposed use of the property.

ENERGY PERFORMANCE CERTIFICATE



VIEWINGS

Viewing of the property is strictly by appointment. Only accompanied viewings with the council's officers will be permitted.

Please contact Valuation and Estates to make an appointment on:

@ tilly.tyson@eastriding.gov.uk

☎ (01482) 393934

Misrepresentation Act 1967: (As amended by section 8 (1) of the Unfair Contract Terms Act 1977)

East Riding of Yorkshire Council give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements of representations of fact. 3. Intending Purchasers(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The council does not make or give any person in their employment any authority to make or give any representation or warranty whatsoever in relation to the property.