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# TO LET

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Station Refreshment Rooms, Station Approach, Bridlington YO15 3EP

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Commercial and Potential Ancillary  
Residential Opportunity

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1,710 Sq Ft  
(159 Sq M)

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- ✔ High profile business opportunity
- ✔ Excellent frontage to station approach
- ✔ Used to operate as traditional licenced refreshment room
- ✔ Recent and planned improvements to premises.
- ✔ Approximately 444,115 passenger movements annually
- ✔ The station was designated a Grade II listed building





## DESCRIPTION

On behalf of Northern, an opportunity is available for a party to take occupation of the former "Station Refreshment Rooms" which have excellent frontage to both the station approach and the station concourse.

The opportunity comprises a two-storey brick building and yard with limited car parking together with space for tables and chairs on the station concourse and frontage.

The 'Refreshment Rooms' are of great national heritage importance in their own right – as one of fewer than 300 pubs in the whole UK that are included on CAMRA's National Inventory (of Pub Interiors of Outstanding Historic Interest).

The premises have recently benefitted from significant investment to bring back into lettable condition and are open to flexible terms for the right tenant and Northern are looking for a party to bring the building back into use and are open to offers.

The premises benefit from electricity, water and is connected to mains drainage.

A new lease arrangement will be agreed with the successful tenant who may be invited to undertake a number of station duties including securing the station in an evening which will be recognised in any financial arrangement.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Available Space	1,710	159

## NEARBY ATTRACTIONS

- MT** Maritime Trail
- BM** Bondville Model Village
- LH** RNLI Lifeboat House
- BB** Bridlington Beach

## LOCAL DEMOGRAPHICS

Source – NOMIS & [townnames.co.uk](http://townnames.co.uk)

Average Household Income: £27,800

Typical Occupation: Skilled Trades Occupations

Households with no car: 32.7%

Level 4 Qualifications or above: 15.5%

## LOCATION

Bridlington station is located close to the town centre of this popular East Coast seaside resort and is situated adjacent to a Tesco Supermarket and B&M store and is an approximate 10-minute walk to the beach.

The station was designated a Grade II listed building in 2003 and is now recorded in the National Heritage List for England, maintained by Historic England. The former goods shed, built at the same time and now in commercial use, was similarly awarded Grade II listed status in 2023.

The town of Bridlington, known to the locals as 'Brid', is as popular today as a holiday resort as it has always been, and many visitors to the town arrive via the station. To welcome these passengers, the platforms are decorated with thousands of flowers every summer, and people come from miles around to enjoy the glorious displays.

There are regular services to Doncaster, Sheffield, Filey, Hull, York and Scarborough.

The station benefits from an annual footfall of approximately 444,115 (1,217 daily).

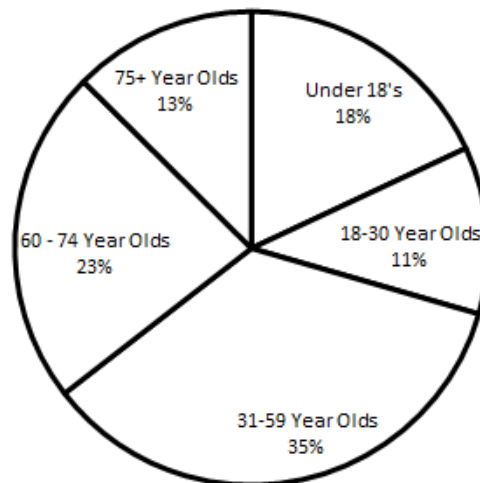
## SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

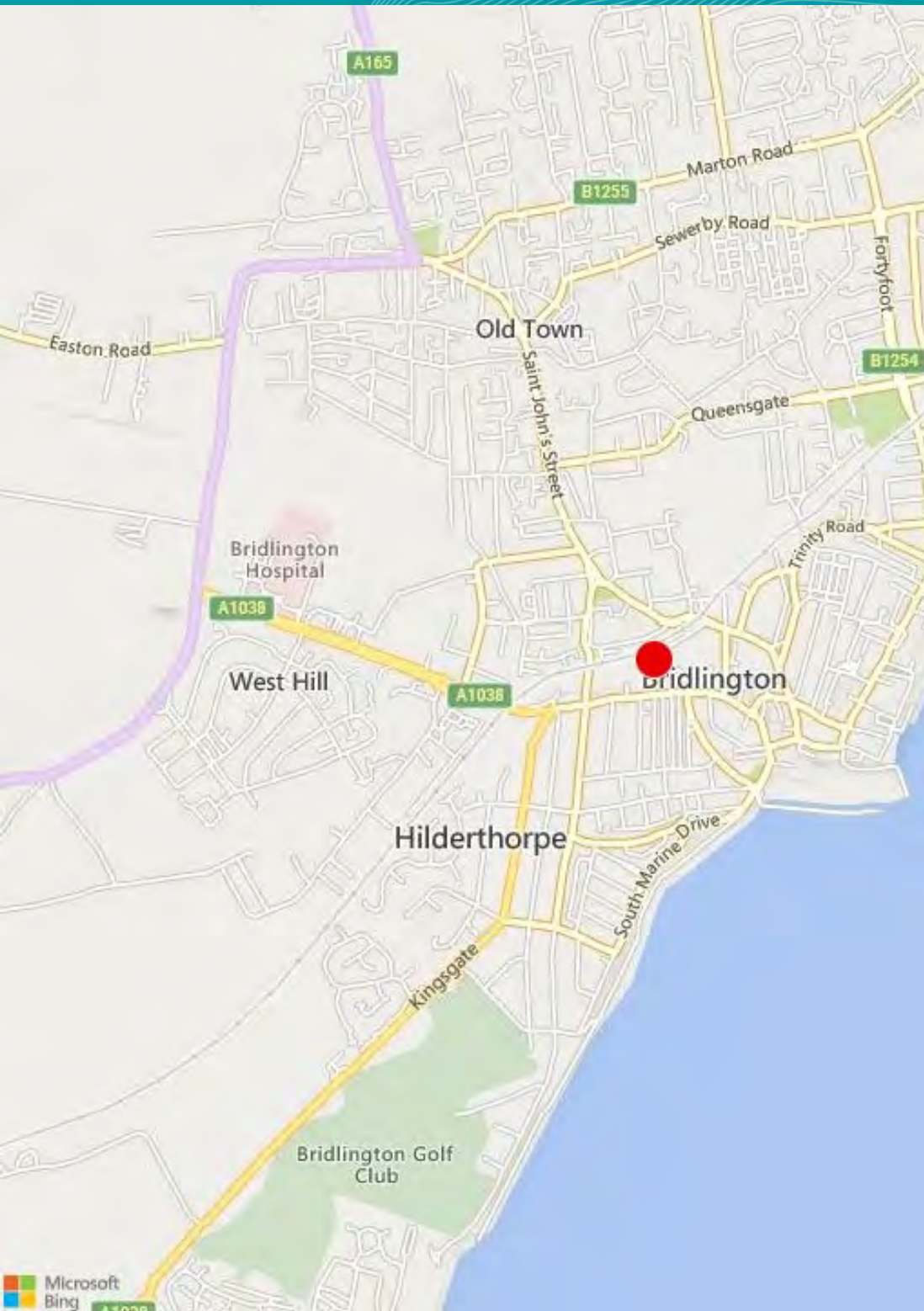
## INSURANCE CHARGE

The service charge will be the equivalent of 2.5% of the annual rent.

## Total Population : 38,805







## TERMS

An effective full repairing & insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord & Tenant Act 1954 is offered for a term to be agreed.

## RENT

The Landlord is seeking a rental offer based on a % of the turnover subject to a Minimum Guaranteed Rent.

## BUSINESS RATES

The Tenant will be responsible for the Business Rates payable, interested parties are advised to contact the VOA direct.

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## EPC

The property has an EPC rating of E (115).

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

[lsh.co.uk](http://lsh.co.uk)

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## Letting FAQ's

- **Lease Length**  
Typical lease terms are between 3 and 6 years however longer or shorter terms are possible
- **The Rent**  
The Landlord may set a required minimum guaranteed rent or in certain circumstance may seek offers where the interested party is required to put forward a rent that they could afford to pay per annum based on their business plan
- **Minimum Guaranteed Rent/Turnover Percentages**  
The Landlord usually requires tenants to pay a percentage of turnover net of VAT which is to be underpinned by a minimum guaranteed rent. As a guide between 15% - 20% for catering use, circa 10% - 12% for alcohol based use, between 5% - 7% for convenience use and 10% for ancillary retail.
- **Is there a rent free period?**  
Depending on the level of investment and the type of property the Landlord is open to discussing a rent free period. Typically this could be the length of the tenant's works or up to the date the tenant commences trading, or for schemes with substantial tenant investment the rent free period could increase to 6 or 12 months
- **Do I need planning permission?**  
Planning permission maybe required in exceptional circumstances. Listed Building Consent may be required if the station is Listed. Interested parties will be responsible for liaising with the Local Authorities to determine if planning is required
- **Who is the Landlord?**  
Northern Trains Limited
- **What is the service charge and insurance?**  
The service charge will usually be a fixed sum or 7.5% of the minimum guaranteed rent. The service charge covers common services provided by the Landlord that could include lighting, heating, security, estate maintenance of the common areas, tenant refuse collection etc. The insurance charge is a Tenant contribution towards the overall station insurance premium, usually a fixed fee or 2.5% of the minimum guaranteed rent
- **How much are the legal fees?**  
The Landlord expects the Tenant to pay their fees towards the lease preparation costs which will be £1,500 plus VAT.
- **How long will the process take?**  
Typically the process can take between 3 and 6 months but could be longer or shorter depending on the complexity of the letting and whether planning/Listed Building Consent is required or if Superior Landlord's consent is required to any works or if they are party to the lease.