



FOR SALE/TO LET

Location

The popular seaside town of Bridlington is situated on the east coast approximately midway between Hull and Scarborough. York is approximately 41 miles away and Driffield some 10 miles to the south west. The town has a resident population estimated at 33,500 with a district population of 314,000.

The property is located on the pedestrianised section of King Street in the heart of the town centre. Costa Coffee are immediately next door with other nearby retailers including Boyes, Superdrug, New Look, Specsavers and The Works.

Description

The premises comprises ground floor sales, with ancillary accommodation at first and second floors.

Schedule of Accommodation

The premises are arranged over ground, first and second floors providing the following (approximate dimensions and net internal) floor areas:-

Ground Floor	90.86 Sq M	(978 Sq Ft)
First Floor	58.53 Sq M	(630 Sq Ft)
Second Floor	32.7 Sq M	(352 Sq Ft)

Terms

The premises are available on a new effectively full repairing and insuring lease, subject to 5 yearly rent reviews.

FREEHOLD

Offers will be considered for the benefit of our client's Freehold interest. Further details available upon request.

Rent

£25,000 per annum

Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2017) £12,250
UBR (2017/18) 46.6p

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

VAT and Costs

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

Each party to be responsible for their own legal costs incurred in any transaction.

A full copy of the EPC is available upon request from the agents.

Appointments to view should be made strictly by prior appointment through Jonathan Netley of this office.

Subject to Contract

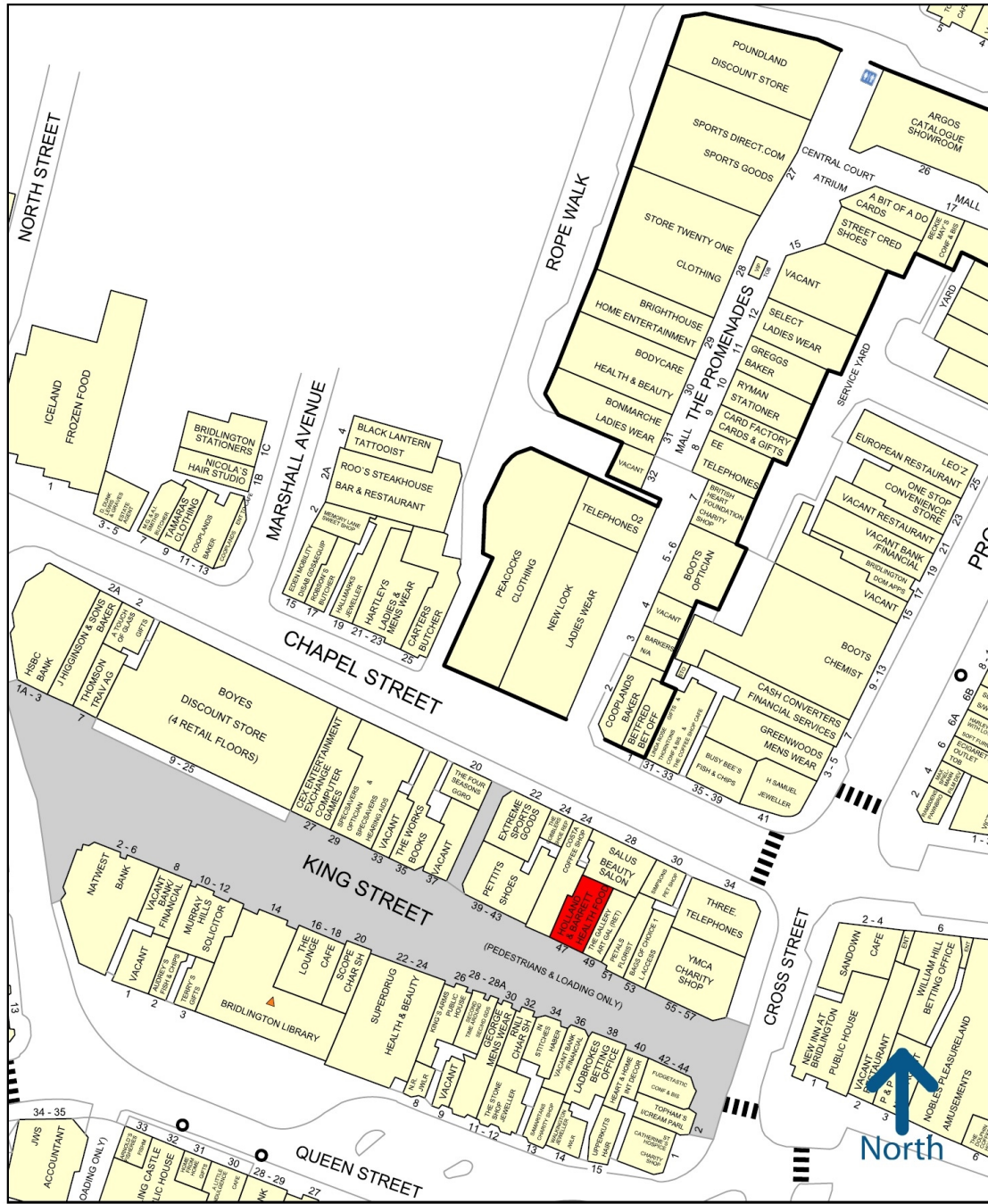
VIEWING DETAILS/FURTHER INFORMATION

For further information and viewing arrangements please contact:

Jonathan Netley
0161 242 8067
jnetley@lsh.co.uk

**0161 228
6411**
www.lsh.co.uk

**3 Hardman Street,
Spinningfields
Manchester M3 3HF**



Experian Goad Plan Created: 21/08/2017
Created By: Lambert Smith Hampton



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Misrepresentation Act

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