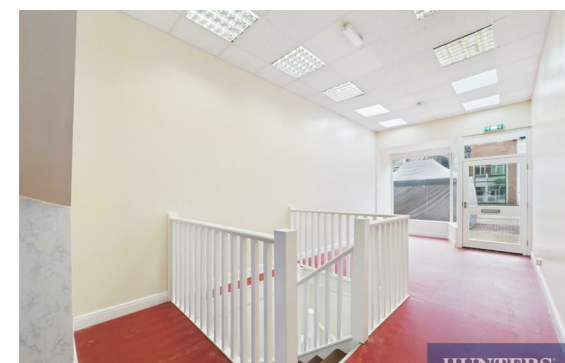




King Street, , Bridlington, YO15 2DN

£1,000 Per Month



King Street, , Bridlington, YO15 2DN

DESCRIPTION

COMMERCIAL UNIT AND ONE BEDROOM APARTMENT Please note that the rent is subject to VAT. Situated in the heart of King Street, Bridlington, one of the town's primary retail thoroughfares, this property enjoys a highly visible position with heavy footfall. The location is close to Bridlington seafront and the main transport links, with the train station approximately 0.4 miles away. The area is home to a vibrant mix of national and independent retailers, ensuring a constant flow of passing trade.

The property comprises a split-level commercial unit arranged over ground floor and basement level, featuring a prominent shop front directly onto King Street. The ground floor provides an open retail or showroom area with excellent frontage and signage opportunity. The basement offers additional space suitable for showroom, storage, back-office, prep area or ancillary use, making it ideal for a wide range of occupiers.

Included within the lease is a self-contained one-bedroom apartment above the commercial premises, providing flexibility for live-work use or staff accommodation.

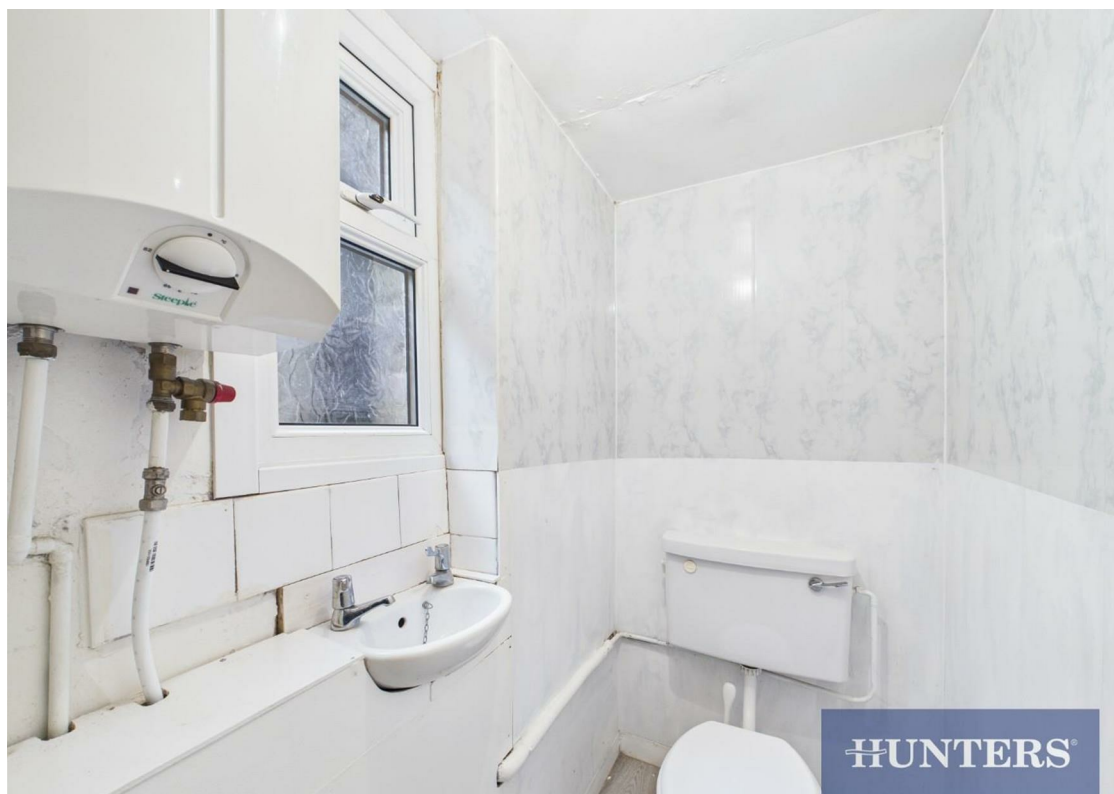
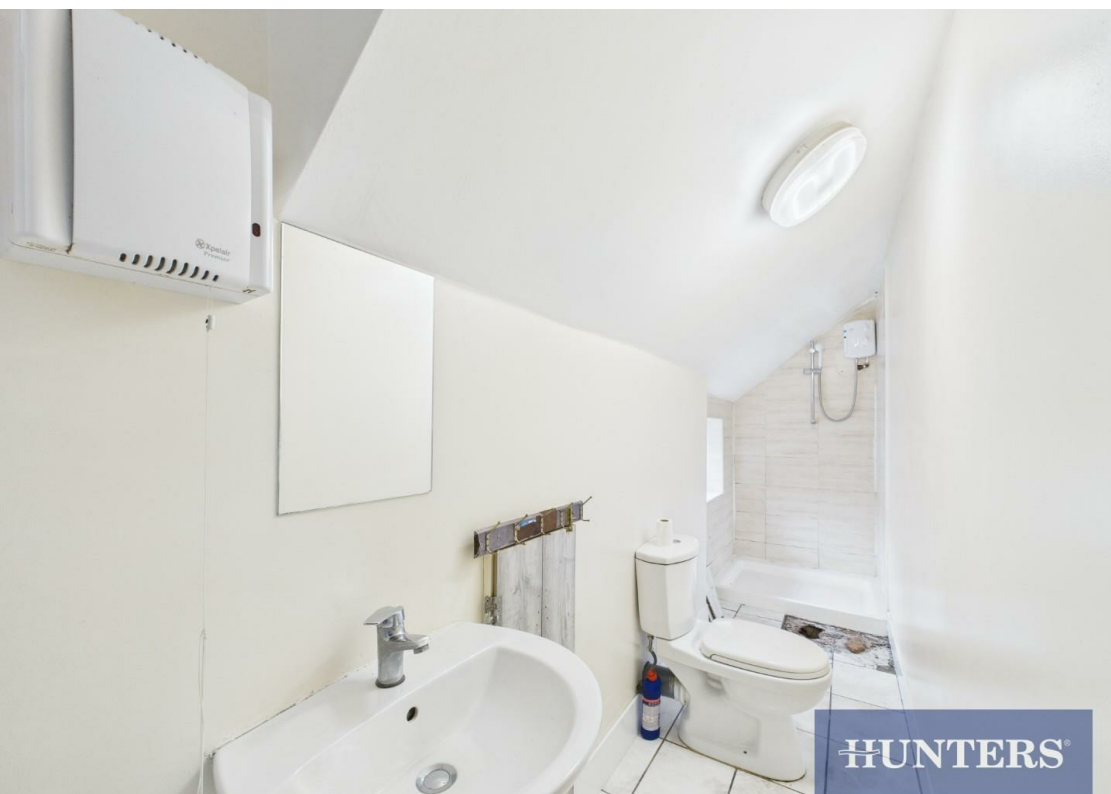
The property is offered on a full repairing and insuring lease, within Use Class E, allowing for a variety of retail, professional or hospitality uses (subject to consents).

This is a fantastic opportunity to secure a versatile town-centre property in one of Bridlington's busiest retail locations. The combination of a prominent retail frontage, useful basement storage and an upper apartment makes this a rare and adaptable opportunity.

Further details on rent, lease terms and availability are available on request.

Please note that the rent is subject to VAT.







Viewings

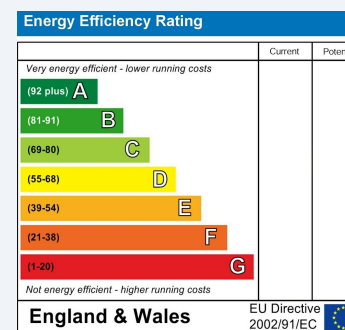
Please contact bridlingtonlettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.