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**Prince Street,  
Bridlington, YO15 2NW**

**Rent - £18,000 Per Annum**

Located in Bridlington town centre, on Prince Street, this substantial commercial property presents an exceptional opportunity for those seeking prime retail space. Spanning an impressive 404 sqm (4,352 square feet) of retail space on the ground floor, the premises offer ample room for a variety of retail ventures, making it an ideal location for businesses looking to thrive in a vibrant town centre.

The unit is conveniently situated close to the Promenade, ensuring a steady flow of foot traffic and visibility for your business. In addition to the expansive retail area, the first floor provides an additional 130 square metres (1,402 square feet) of storage space, allowing for efficient management of stock and supplies. A new lease is available direct from the Landlord.



LOCATION

Bridlington is a seaside town and civil parish in the East Riding of Yorkshire, England. The town is about 28 miles (45 km) north of Hull and 34 miles (55 km) east of York and has a population of 10,847. Prince is an all year round trading location that obviously peaks in the summer when there is an influx of tourists.

THE BUILDING

A four storey building that offers extensive retail space on the ground floor, along with ancillary staff facilities. The first floor is arranged as storage facilities and is partly racked out. The upper floors are not currently in use.

RENT

Commencing rent of, £18,000 per annum exclusive.

BUSINESS RATES

From information obtained on the VOA website we believe the current Business Rateable Value to be £23,500 per annum.

LEASE

We are offering a new Landlord & Tenant Act lease with terms to be agreed.

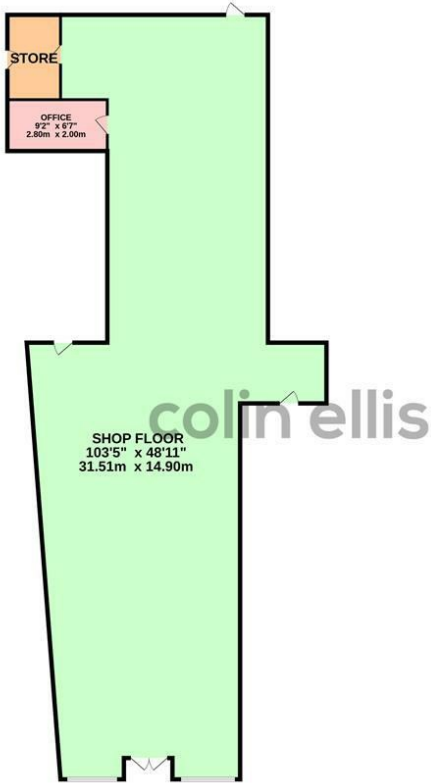
VIEWINGS

Strictly via sole agents Colin Ellis Property Services on 01723 363565

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GROUND FLOOR  
3800 sq.ft. (353.0 sq.m.) approx.



TOTAL FLOOR AREA : 3800 sq.ft. (353.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2025.

Prince Street - 18714457  
Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.  
Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94-100) A		
(81-93) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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