



■ **Ulyotts** ■  
Commercial Property

**19-21 Prospect Street  
Bridlington  
YO15 2AE**

**TO LET**

**RENT £11,000 PA**

\* Ground floor lock up shop unit \* Prime town centre location \* Electric storage heating \* Negotiable lease available \* Suitable for a variety of uses

'No fees!'



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# 19-21 Prospect Street

**Bridlington**

**YO15 2AE**



A great opportunity to acquire a ground floor lock up shop, just off the edge of Bridlington's town centre in the heart of the professional sector, by the banks, solicitors, estate agents and accountants etc.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

## GROUND FLOOR SUITE

With full alloy glazed panelled windows and entry door. Internal security auto shutters with external and internal key/pad operated units.

## FRONT SUITE

26' 4" x 16' 8" (8.03m x 5.08m)

With night storage heater, vinyl flooring and many wall mounted sockets.

## OFFICE SUITE

9' 8" x 9' 1" (2.95m x 2.77m)

With night storage heater.

## KITCHEN

16' 8" x 10' 0" (5.08m x 3.05m)

With base units, worktop over with stainless steel

sink unit, water heater, wall mounted wash hand basin, vinyl flooring and night storage heater.

## CLOAKS WC (with disabled access)

With low flush WC, pedestal wash hand basin, vanity lowered wash hand basin, baby change unit, electric water heater and vinyl flooring.

## UNDER FLOOR CELLAR AREA

Not accessible at the time of our inspection.

Please note that this has not been used for many years.

## SERVICES

Mains electricity, water and drainage are connected.

## RENT AND LEASE TERMS

The property is available for a rental figure of £11,000 for the first year, with ongoing rent to be discussed with the landlord. Negotiations on the length of the lease can also be undertaken with the landlord.

## NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. Floor plans are for illustrative purposes only.

## ENERGY PERFORMANCE CERTIFICATE

Rating to be advised.

## BUSINESS RATES

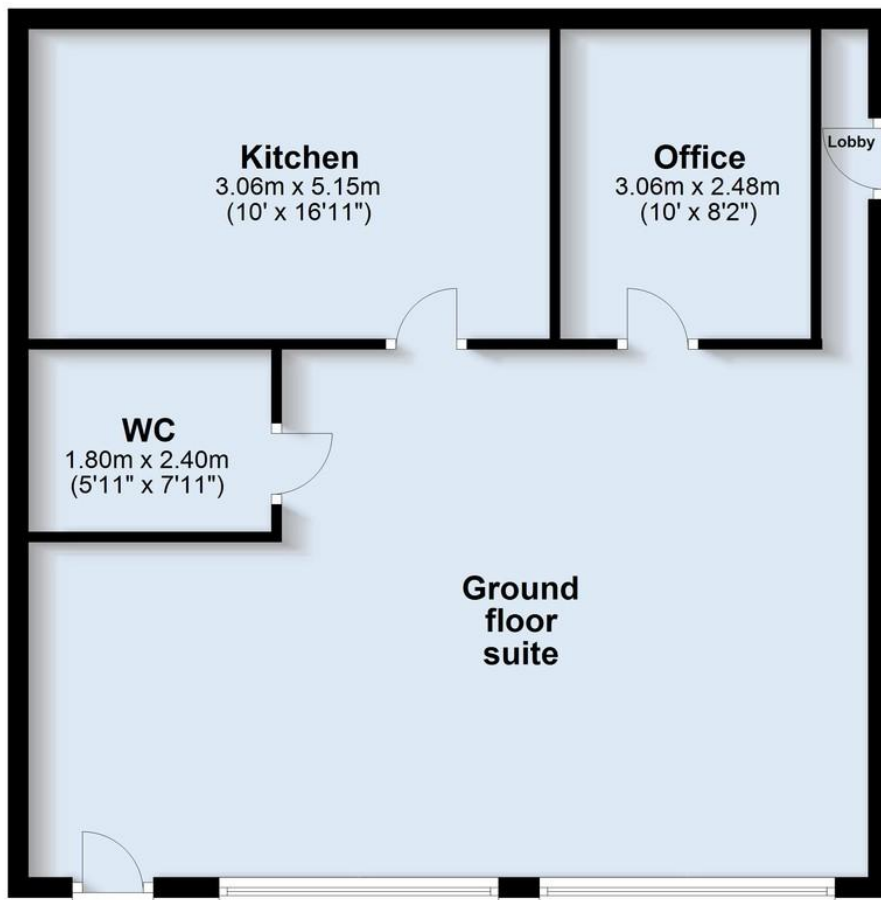
The rateable value is £10,500, approx £5,250 payable, however the property would qualify for small business relief.

## VIEWING

Strictly by prior appointment with the agents.

Regulated by RICS

## Ground Floor







**16 Prospect Street, Bridlington, YO15 2AL**

**Also at:** 64 Middle Street South, Driffield, YO25 6QG Tel: 01377 253456



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