



■ **Ulllyotts** ■  
Commercial Property

**Unit 7 Prospect Arcade  
Bridlington  
YO15 2AL**

**TO LET**

**RENT £4,500 PER ANNUM FOR THE  
FIRST YEAR**

- \* Shop unit
- \* Commercial premises
- \* Car park handily placed
- \* Cloaks / WC
- \* Former hairdressers

'No fees!'



# Unit 7 Prospect Arcade

**Bridlington**  
**YO15 2AL**

A good opportunity to rent a self-contained unit, just on 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.

A shop unit with storage and cloaks / WC.  
Situated on the palace car park.

## **FRONT SUITE:**

20'00" x 15'9" with two sinks, vinyl and carpet.

## **STORE:**

8'7" x 5'5" With fitted base units

## **STORE:**

5'00" x 3'7"

## **STORE:**

9'09" x 5'6" with hand basin

## **CLOAKS/WC:**

6'2" x 4'9" with low level wc, wall mounted wash hand basin

## **SERVICES:**

All services connected

## **RENT:**

The rent is £6,500 per annum after the first year reduction. Terms for ingoing to be discussed with the landlord.

## **CHARGES:**

General maintenance charge for the year is approximately £50 per year.

## **NOTE:**

Unit 7 on Prospect Arcade has two illuminated signs which must be sign written and maintained by the occupier.

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:**

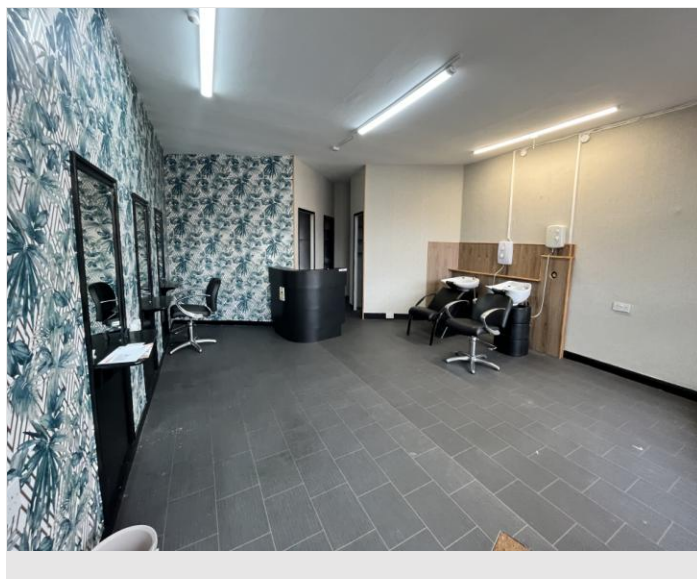
RV 3450

Rates payable £1766.40 per annum

## **VIEWING:**

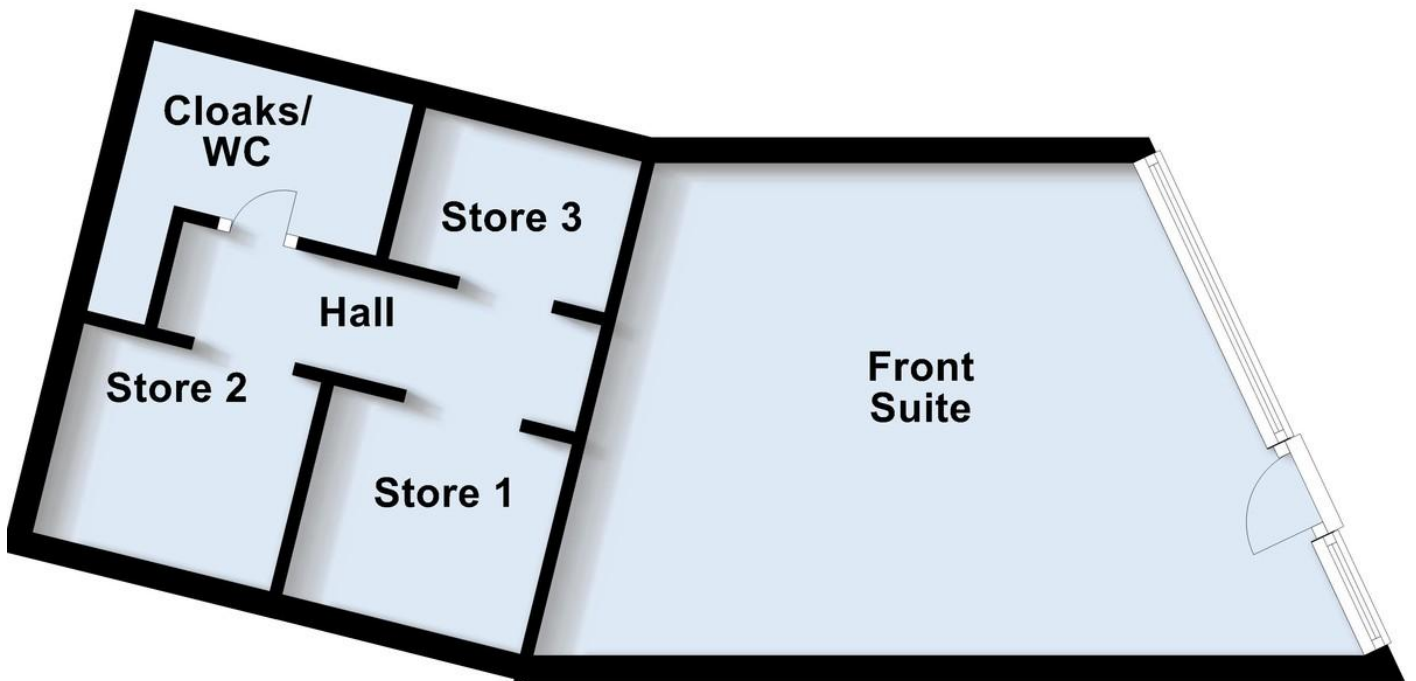
Strictly by prior appointment with the agents.

Regulated by RICS.



# Floor Plan

## Ground Floor





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

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



[www.ullyotts.co.uk](http://www.ullyotts.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.onthemarket.com](http://www.onthemarket.com)