



Unit 8 Prospect Arcade
Bridlington
YO15 2AL

TO LET

£4500.00 PA First Year

Unit 8, Prospect Arcade

Bridlington

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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.

Shop unit is located on Prospect Arcade, with Palace car park located to the front that provide large volumes of footfall. The unit features sales areas, w/c and cloaks.

Accommodation FRONT SUITE

18' 0" x 15' 6" (5.50m x 4.73m) with large window to front elevation. Lighting, carpet flooring and kitchenette area.

CLOAKS/WC:

4' 3" x 6' 8" (1.30m x 2.05m) with low level wc, wall mounted wash hand basin and independent water heater. Extractor fan, lighting and vinyl flooring.

SERVICES:

All services connected

RENT:

The rent is £5,950 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 £60 per year.

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.

ENERGYPERFORMANCE CERTIFICATE:
Rating to be advised.

BUSINESS RATES:
Rateable value: £2,900

VIEWING:
Strictly by prior appointment with the agents.

Regulated by RICS.



The stated EPC floor area, (which may exclude conservatories),
is approximately 27 sqm



▪ Est. 1891 ▪
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