



Unit 5a Prospect Arcade  
Bridlington  
YO15 2AL

TO LET

Rent £15,000pa

Town centre

# Unit 5a, Prospect Arcade

## Bridlington, YO15 2AL

The property comprises multiple office spaces along with large open-plan areas, providing flexibility for a variety of business needs. The premises include accessible entry, W/C facilities, and a dedicated kitchen area. Benefiting from dual access, the property features a prominent shopfront on to Prospect Arcade, with an additional entrance from the Palace Car Park, ensuring excellent visibility and convenience.

Throughout the property benefits from strip lighting, floor coverings and electric heating.

### RECEPTION

14' 4" x 17' 0" (4.38m x 5.19m)

The property benefits from a metal security shutter to the front, leading to a sloped access that opens into a welcoming reception area. Storage area housing the consumer units. Leading to the right, the property features an area comprising four individual interview rooms.

### OFFICE 8

10' 2" x 7' 8" (3.12m x 2.34m)

### OFFICE 7

10' 2" x 7' 8" (3.12m x 2.36m)

### OFFICE 6

10' 2" x 7' 8" (3.12m x 2.34m)

### OFFICE 5

14' 2" x 7' 6" (4.34m x 2.29m)

### MEETING ROOM AND COMMS ROOM

13' 6" x 16' 0" (4.13m x 4.88m) and 8' 2" x 7' 4" (2.51m x 2.25m)

A large open area is situated at the centre of the unit, featuring an enclosed space designated as a communications hub. The area benefits from dual entrance doors leading from the reception. A small kitchen area is also provided, complete with a sink, drainer, and cupboards below.

### W/C AREA

7' 7" x 4' 8" (2.32m x 1.43m) and 3' 4" x 5' 5" (1.02m x 1.66m)

Two toilets are located adjacent to each other. The first features a low-level WC, hand basin with taps, pendant light fitting, and vinyl flooring. The second is an accessible toilet, equipped with a low-level WC, grab handles, hand basin with taps, pendant light fitting, and vinyl flooring.

### OFFICE 1

13' 6" x 18' 10" (4.12m x 5.75m)

Stairs lead to double doors opening into a dedicated office area, which benefits from office lighting, carpet flooring, and is fitted with power sockets and computer points throughout. A separate door provides access to the communal areas of Rosedale House, with illuminated emergency lighting for safety.

### OFFICE 2

16' 2" x 13' 5" (4.95m x 4.11m)

A door provides access to a storage or computer room, which features office lighting, carpet flooring, power sockets, and computer points—ideal for IT or equipment use.

### RETAIL UNIT

17' 1" x 8' 11" (5.21m x 2.72m)

A large window faces Prospect Arcade, providing excellent natural light and visibility, with a door leading into the main shop area. The space includes suspended strip lighting, an electric heater, carpet flooring, and a cupboard housing the electric meter. A door leads to a storage area, which was formerly a W/C and could be reinstated if required. An open storage area is located across the hall, offering additional flexibility.

**SERVICES** All services connected

**RENT** £15,000 pa

### 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.

### ENERGY PERFORMANCE CERTIFICATE

TBC

### BUSINESS RATES

Rateable value £8,700

### VIEWING

Strictly by prior appointment with the agents. Ulllyotts 01262 401401 Option 1. Regulated by RICS.





Reception



Reception



Office 8



Office 7



Office 6



Office 5



Office 5



Comms Room



Hallway



Hallway



Kitchen



Office 4





Office 2



Office 3



Room 1



Retail unit



Retail unit



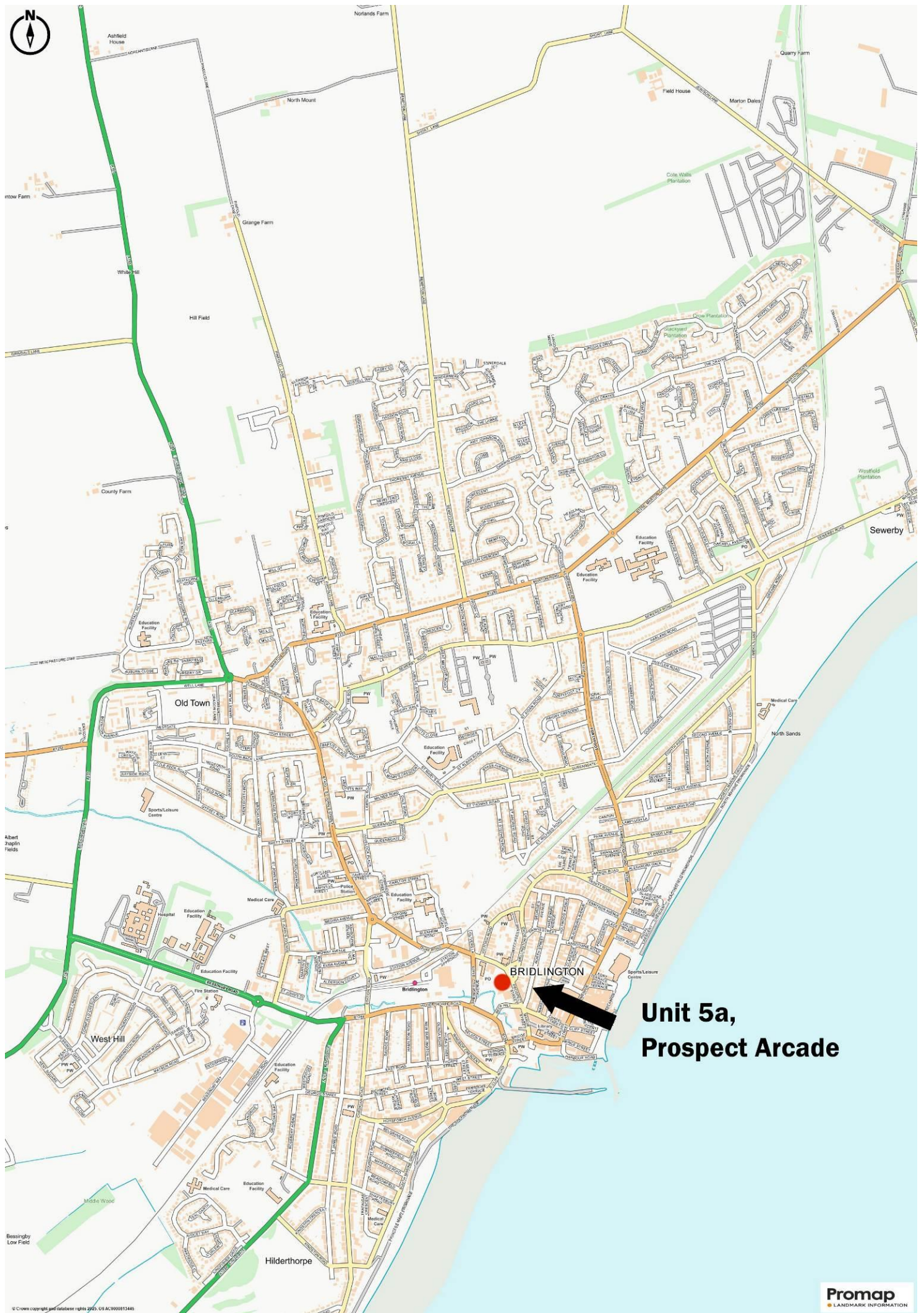
Retail unit

The stated EPC floor area, (which may exclude conservatories),  
is approximately 189.8 m<sup>2</sup>



Palace Car Park





**Unit 5a,  
Prospect Arcade**



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