



■ **Ulllyotts** ■
Commercial Property

**Suite 8, 19-23 Prospect Street
Bridlington
YO15 2AE**

TO LET

£2,950 PER ANNUM

- * Second floor office suite
- * Available for early takeover
- * Prominent town centre position
- * Suitable for a variety of uses
- * **NO BUSINESS RATES**

'No fees!'



Suite 8, 19-23 Prospect Street Bridlington YO15 2AE

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 good opportunity to acquire a second floor, self-contained office suite, 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.

These offices are suitable for a variety of uses and come in different sizes and laid out accommodation styles, being available for early takeover and for a combination of suites by negotiation if required. Please note that at present business rates are not payable on these offices. All the suites are fitted with telephone lines.

Viewing is available by prior arrangement with Ulyyotts.

GROUND FLOOR COMMON ENTRANCE HALL, STAIRS AND LANDINGS

With stair case access to the second floor with two radiators.

SUITE 8

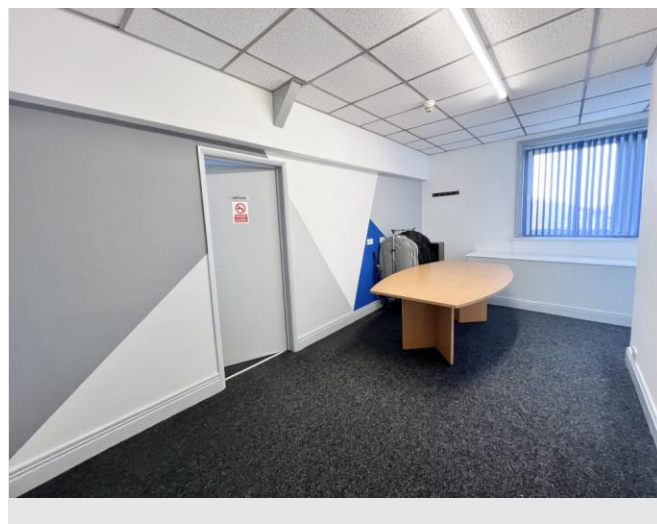
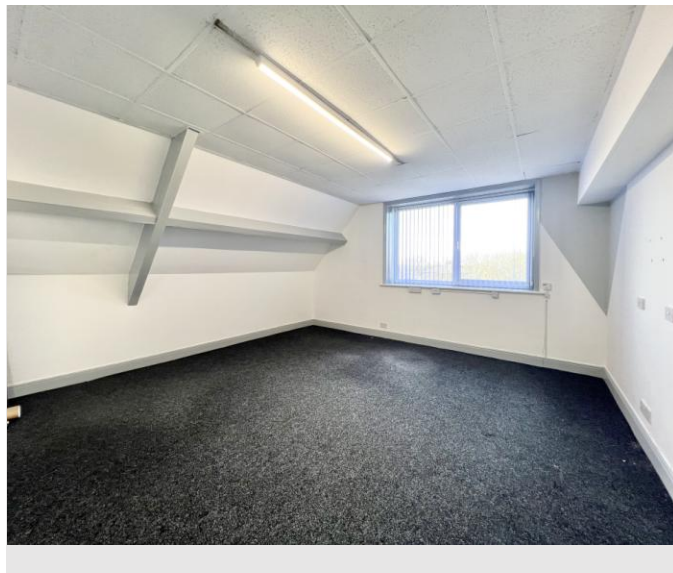
RECEPTION

18'6" x 8'9" Plus recess 6'6" x 5'6"

GENERAL OFFICE

18'6" x 17'0"

With two extractor fan units.



STAFF ROOM

12'9" x 5'9"

With fitted worktop, stainless steel sink unit, base and drawer unit and hot water system.

SEPARATE WC

With low flush WC unit.

LEASE COSTS

This would primarily be the responsibility of the incoming tenant to bear the cost of the lease set up. This would be £95.00.

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 F.

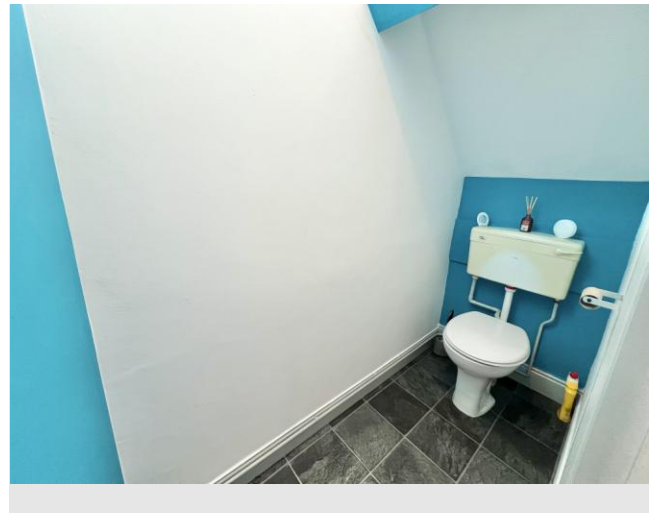
BUSINESS RATES

The business rates payable are £870 per annum. However small business rate relief is available.

VIEWING

Strictly by prior appointment with the agents.

Regulated by RICS





16 Prospect Street, Bridlington, YO15 2AL

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



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com