



Unit 3 Prospect Arcade  
Bridlington  
YO15 2AE

TO LET

£3,880 PA First Year

Lock-up style kiosk

## Unit 3, Prospect Arcade Bridlington YO15 2AE

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 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.

### SHOP SALES AREA

11' 6" x 10' 10" (3.52m x 3.31 m)

An open plan shop unit with centralised front door and floor to ceiling glazed panel displays at either side and an electric panel heater.

### W/C

5' 4" x 2' 3" (1.63m x 0.71m)

A door separates a storage area and WC with wash hand basin and herringbone effect vinyl flooring.

### SERVICES:

All services connected

### RENT:

The rent is £4,500 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 £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:

Rating to be advised.

### BUSINESS RATES:

Rateable value: £2,900

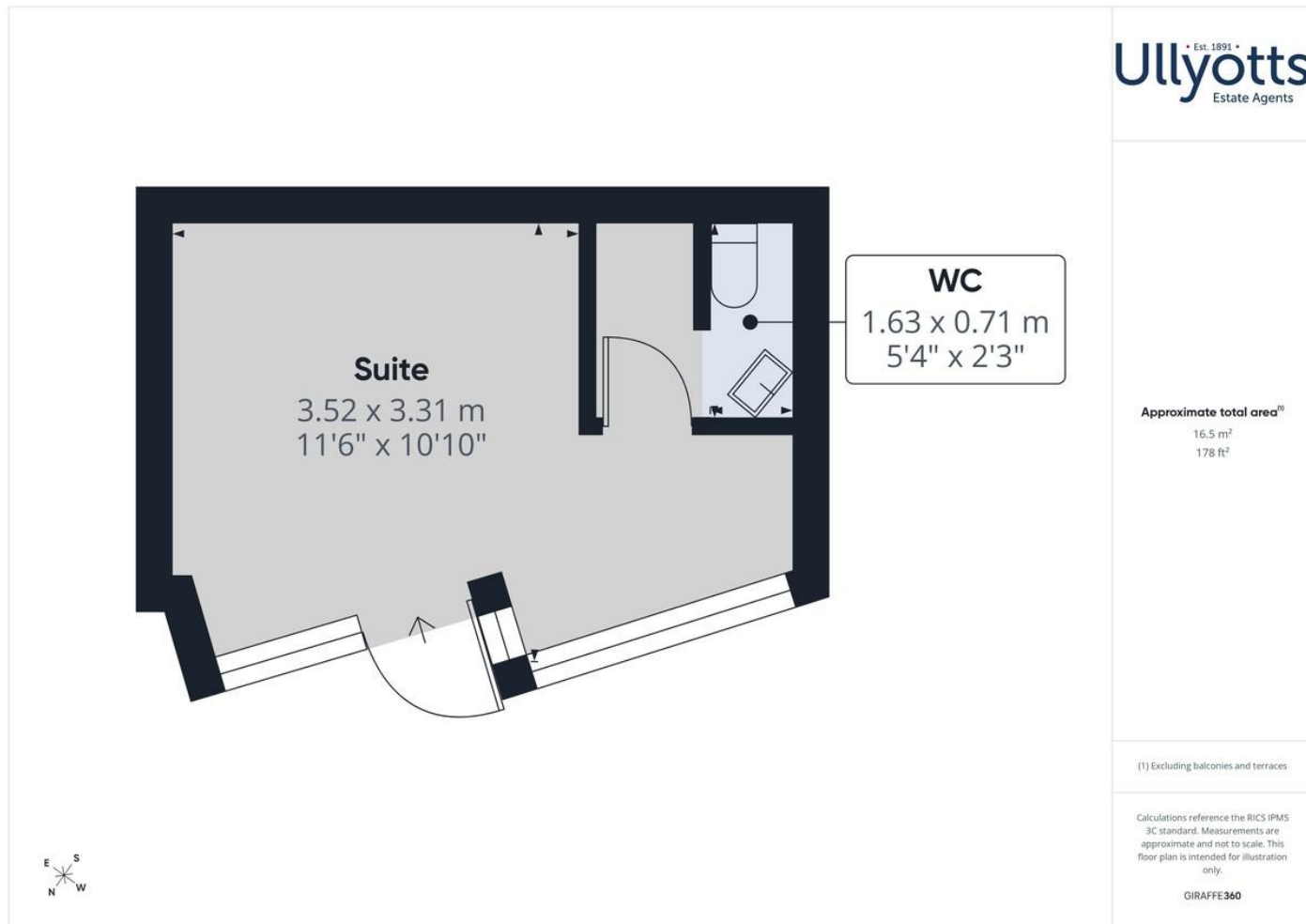
### VIEWING

Strictly by appointment with Ulyotts. 01262 401401  
Option 2.

Regulated by RICS.



The digitally calculated floor area is 16.5m<sup>2</sup> (178 ft<sup>2</sup>).  
This area may differ from the floor area on the Energy Performance Certificate.



# ■ Ulllyotts ■

EST 1891



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 RICS

 The Property  
Ombudsman

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