



1A Springfield Avenue
Bridlington
YO15 3AA

TO LET

£76.92 per week (£4,000 pa)

Shop unit

1A Springfield Avenue

Bridlington

YO15 3AA

LOCATION

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.

ACCOMMODATION

An excellent opportunity to acquire a well presented lock up shop unit in a prominent trading location just off Bridlington town centre. Occupying a highly visible corner position at the junction of Quay Road and Springfield Avenue, the property forms part of a busy local shopping parade and benefits from good levels of passing pedestrian and vehicular traffic.

Currently fitted out and trading as a barbershop, the premises would suit a variety of retail, office or service-based uses, subject to any necessary consents. The accommodation includes a main retail area together with staff facilities, a store and WC.

Surrounded by an established mix of local businesses, including the Head Office Post Office, accountants, solicitors and other independent retailers, the property is well positioned for trade. It is conveniently located just off a bus route and is less than 400 metres from Bridlington Harbour, making it an ideal opportunity for owner-occupiers, investors or those looking to establish or expand their business.

SHOP FLOOR

14' 2" x 14' 4" (4.32m x 4.37m)

A large display window overlooking Springfield Avenue provides excellent visibility and an abundance of natural light. The unit benefits from recessed downlights and fitted ceiling lighting, vinyl flooring, an electric panel heater, and a range of power sockets throughout.

UTILITY

6' 5" x 7' 1" (1.96m x 2.17m)

Fitted with base units incorporating a worktop, sink with drainer and mixer tap. The room also benefits from vinyl flooring, a central ceiling light, power sockets, and a door leading through to the WC.

SEPARATE WC

5' 9" x 2' 8" (1.76m x 0.82m)

Fitted with a low level WC and a wall mounted wash hand basin with mixer tap. The room also benefits from vinyl flooring, a central ceiling light, and an extractor fan.

RENT

£4,000 per annum, payable quarterly in advance, with early takeover available.

BUSSINESS RATES

Rateable value £2,150

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.

* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

ENERGY PERFORMANCE CERTIFICATE

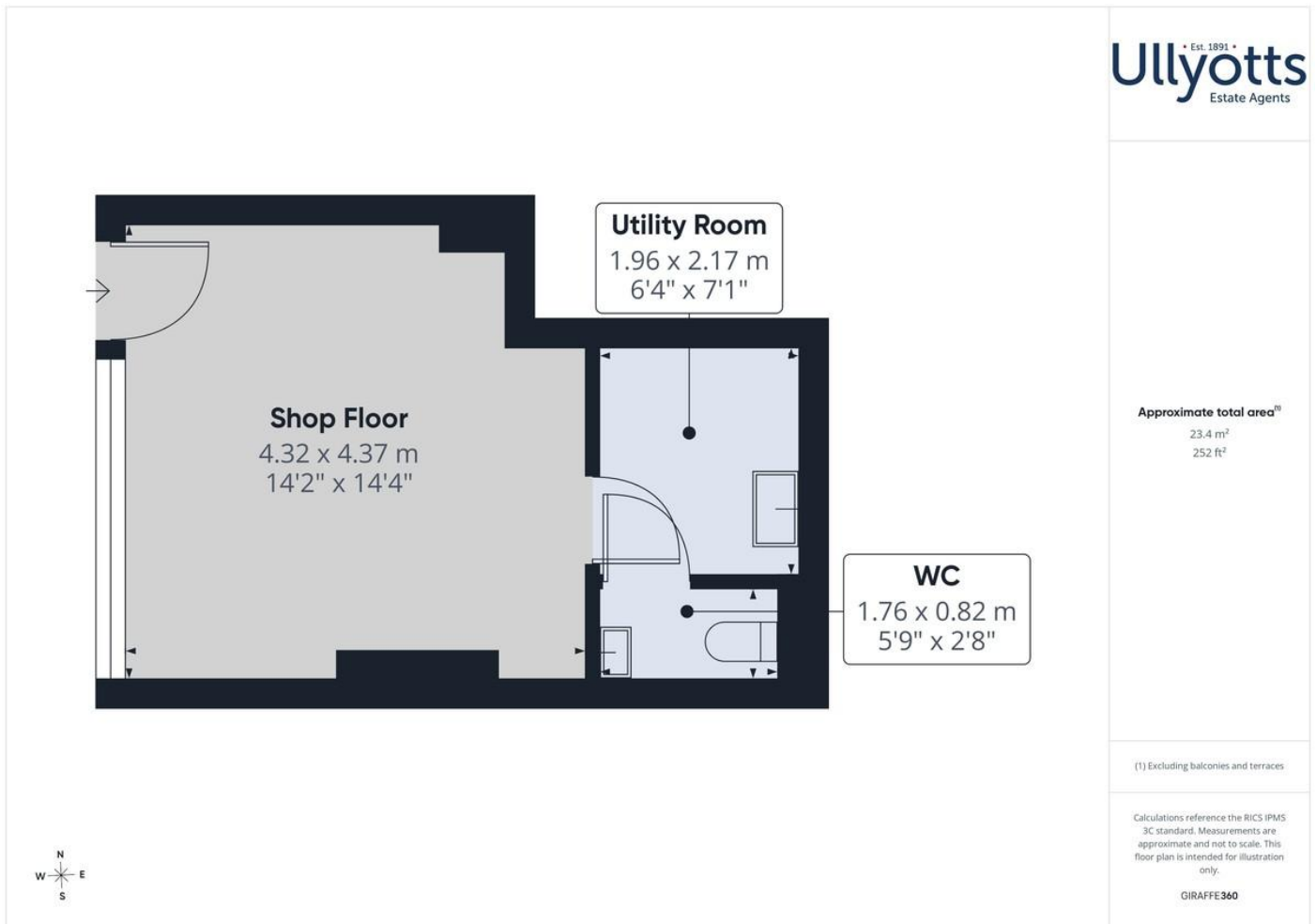
Rating D.

VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application. Strictly by appointment with Ulllyotts.

Regulated by RICS

The digitally calculated floor area is 23 sq m (252 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

rightmove 

 RICS

 The Property
Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations