



25 Hilderthorpe Road
Bridlington
YO15 3AY

TO LET

£96.15 pw / £5,000 PAX

Lock Up Shop Unit | Central Location | Suitable For A Variety Of Uses

■ Ulllyotts ■
EST 1891

01262 401401

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An ideal starter lock-up shop or business unit with recess frontage to Hilderthorpe Road, which is just off the harbour and town centre in a good secondary trading position.

TERMS

Rent: £96.15 Per week exclusive payable monthly in advance.
Term: 3 Years with tenants right to break at the end of year 2.
Insurance: Tenant to reimburse the landlords cost of insuring the glass window.
Rateable value: Unknown Small business rate relief may be available on application

POPULATION

38,858 according to the 2021 census, which more than doubles during the holiday season

FULL DOUBLE-GLAZED FRONTAGE

With side entry door and access to:

SALES SHOP AREA

30'0" x 12'0" (approx.)

STAFF WC

STAFF SERVICE AREA

REAR EXIT

To service passage and bin areas.

PROPERTY USES

The property may be used for any use not currently being undertaken in numbers 19, 21 and 23 Hilderthorpe Road.

NOTE

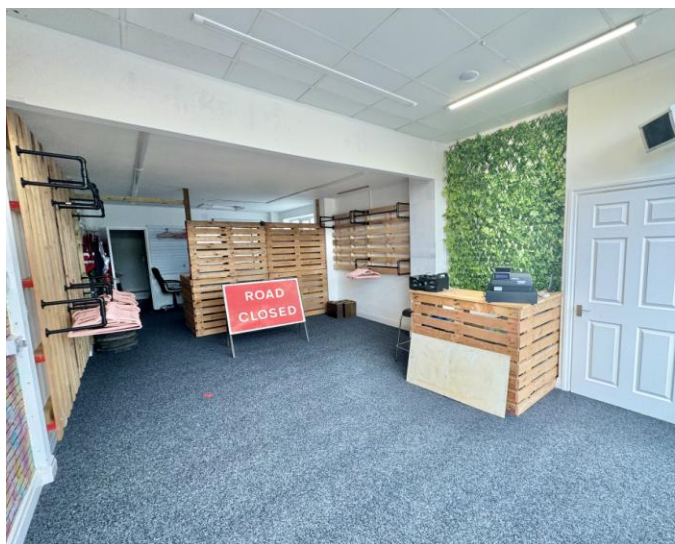
All measurements are provided for guidance only.
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. Floor plans are for illustrative purposes only.

ENERGY PERFORMANCE CERTIFICATE

TBC

VIEWING

Strictly by prior appointment.
Regulated by RICS



Ground Floor



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