



**28-29 Prince Street**

Bridlington, YO15 2NP

## **PROMINENT RETAIL UNIT**

**1,543 sq ft**  
(143.35 sq m)

- Popular Tourist Destination
- Suitable for various uses (STP)



# 28-29 Prince Street, Bridlington, YO15 2NP

## Summary

<b>Available Size</b>	1,543 sq ft
<b>Rent</b>	£15,000 per annum
<b>Rates Payable</b>	£1,039.58 per annum
<b>Rateable Value</b>	£12,500
<b>VAT</b>	Applicable. All figures are quoted exclusive of VAT.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (66)

## Description

The unit comprises a double fronted retail property set within a parade of shops on Prince Street, Bridlington. The property benefits from a high level of footfall produced by the thriving tourist destination that is Bridlington. The rear access loading area should prove beneficial to an occupier.

## Location

The building is located in the centre of Bridlington, this is a popular retail location which experiences high footfall, particularly in the holiday season. Occupiers located nearby are predominantly independents with a number of nationals such as Costa Coffee, Halifax, Cooplunds and Heron Foods

## Terms

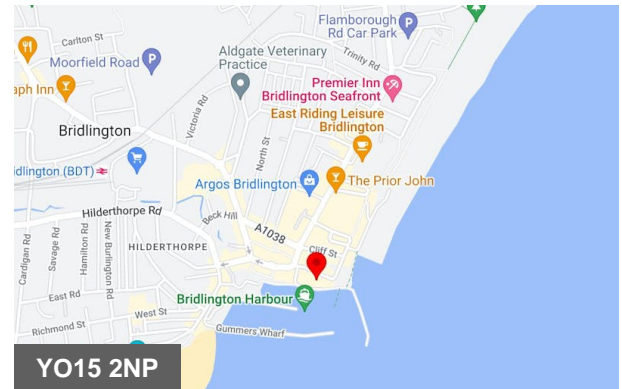
The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed at a commencing rental of £15,000 per annum exclusive of VAT, business rates, utilities, insurance, service charge and any other outgoings.

## Planning

The unit benefits from the new E Class planning consent. Interested parties are advised to check with the Local Authority.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.



## Viewing & Further Information



**Pete Bradbury**

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