



To Let

44 Flamborough Road, Bridlington YO15 2JQ

- Large retail unit suitable for various uses.
- Available on brand new lease terms.
- Situated in highly prominent position close to Tesco Express.
- Within close proximity to Bridlington North Beach.

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Location & Situation

The property is located within the coastal town of Bridlington and within walking distance of Bridlington North Beach.

The immediate area contains a mixture of residential and local businesses and including a Tesco Express situated within meters of the property. The property itself is positioned at the corner of Flamborough Road and Lamplugh Lane.

Description

The property comprises of a large ground floor retail unit with electric roller shutters and is suitable for a wide range of both retail and leisure uses subject to planning.

The property benefits from a large rear storage area with kitchenette and w/c facilities in situ as well as access to and from the side upon Lamplugh Lane for deliveries. The entire space has the potential to be split subject to negotiation and tenant requirement.

Planning

We understand the property benefits from use class E.

Services

We understand electricity, water and drainage are connected to the property.

EPC

We understand both the property has an EPC rating of "C".

Accommodation

The accommodation comprises of the following areas:

Ground Floor

Retail - 1,467 sq. ft (136.18 sq. m)

Rear store - 664 sq. ft (61.67 sq. m)

Total 2,131 sq. ft (197.85 sq. m)

Business Rates

We have been advised the rateable value for the property is £11,250.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

We understand VAT is not payable at the prevailing rate.

Price/Terms

The property is available on brand new lease terms at £16,950 per annum exclusive. Interested parties seeking smaller space options are encouraged to apply with rents and lease terms to be negotiated.

Viewings are strictly through appointment via us as sole letting agent.

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