



# To Let

**7 Seaside Road, Withernsea HU19 2DL**

- Ground floor retail unit providing excellent frontage.
- Within walking distance of Withernsea's amenities.
- Suitable for a variety of uses.
- Available on brand new lease terms at £9,000pa.

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## Location & Situation

The property is located in the popular seaside town of Withernsea situated approximately 18 miles east of Hull. The property is situated along Seaside Road near to Queen Street and in close proximity to the Aldi supermarket within the centre of Withernsea. The property is within walking distance of all local amenities including Withernsea Central Promenade beach front.

## Description

The property comprises of a large ground floor retail unit providing excellent frontage along Seaside Road and Bannister Road. The property has kitchen and W/c facilities in situ and room to provide ancillary storage options.

The property is suitable for a variety of retail and office uses but can also lend itself to leisure uses subject to planning.

## EPC

We understand the property has an EPC rating of "E".

## Services

We understand electricity, gas, water and drainage are connected.

## VAT

We understand VAT is not payable at the prevailing rate.

## Planning

We understand the ground floor benefits from use class E.

## Accommodation

The total accommodation comprises approximately 784 Sq. ft (72.80 Sq. m).

## Business Rates

We understand the ground floor has a rateable value of £3,950.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price/Terms

The ground floor unit is also available to let on brand new lease terms at £9,000 per annum exclusive.

Viewings strictly by appointment through us as sole agents.

**Contact: Jonathan Barker**

**T: 01482 753799**

**M: 07432534668**

**E: [jonathan@barkerproperty.uk](mailto:jonathan@barkerproperty.uk)**

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