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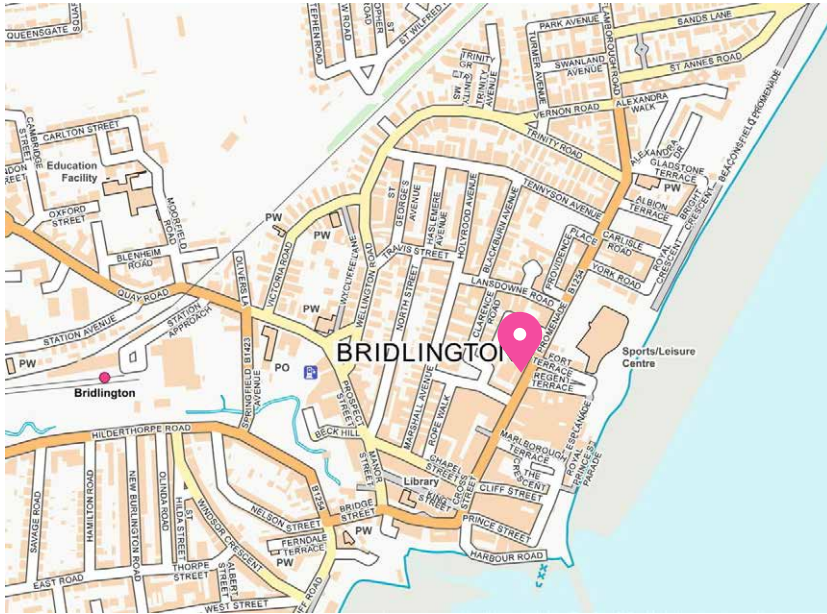
BINGO

To Let

From 42.1 sq m (453 sq ft)

51 & 53 Promenade
Bridlington, YO15 2QE

RETAIL



- Lock up retail units
- Flexible lease terms
- Ideal for a variety of occupiers, subject to any necessary permissions

Location

Bridlington is an extremely popular east coastal resort lying approximately 25 miles north of Hull and 30 miles east of York. The retail centre which incorporates The Promenade shopping centre includes local, regional and national multiples together with many of the high street banks and building societies and benefits from year round trade together with substantial increases in the summer months.

The properties are located in close proximity to Bridlington Leisure Centre.

Description

The units comprise of a ground floor retail area with additional store room to the rear, together with a toilet.

The property is ideally suited for a variety of occupiers subject to any necessary permissions required and offers an excellent opportunity of acquiring attractive retail premises in the heart of this busy town centre.

Accommodation

The accommodation briefly comprises (all areas and dimensions approximate):

	Sq m	Sq ft
Unit 51		
Sales	35.6	383
Store	6.5	70
Total	42.1	453
Unit 53		
Sales	35.6	383
Store	6.5	70
Total	42.1	453



Terms

The units are available to rent on the following terms and conditions subject to formal lease.

Lease Term

3 years or longer by negotiation

Rent

The commencing rental for each unit is £7,000 per annum exclusive of rates, VAT (if applicable) and all other outgoings payable quarterly in advance by Bankers Order.

Repairs and Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises, plus maintenance to the shop front to include the plate glass window. The Landlord insures the building only, of which the premises form part and the Tenant is responsible for the property insurance premium applicable thereto. There will also be a service charge levied to cover costs of external repairs and maintenance of the building. Further details are available from the sole agents.

VAT

VAT is not applicable. However, the Landlord reserves the right to charge VAT at a later date if necessary.

Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the units has a rateable value of £4,500 for no. 51 and £4,600 for no. 53, which is subject to a rate in the pound of 0.499 for year 2021/22. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is still available on the property, or if the rateable value is under appeal.

EPC

A copy of the Certificate and Recommendation Report is available on request.

51 **C73** 53 **D81**

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Sept 2021



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