

# To Let



## Bridlington

28 Queen Street, YO15 2SW

Ground Floor: 1,814 sq ft (168.53 sq m)

Rent: £16,500 PAX

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**Location & Description:**

- **Bridlington is a popular seaside town, situated on the thriving East Yorkshire coastline.**
- **The subject property is located on Queen Street, occupying a strong secondary location, close to the harbour front.**

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**Demise:**

Ground Floor 1,814 sq ft (168.53 sq m)

First Floor 587 sq ft (54.53 sq m)

**Rent:**

£16,500 per annum exclusive

**Lease:**

The premises are held on an FRI lease expiring 07/09/2034. The lease is available by way of assignment or sub-letting.

**EPC:**

Available upon request.

**Legal and professional fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £10,250.

**Date Prepared:**

November 2024

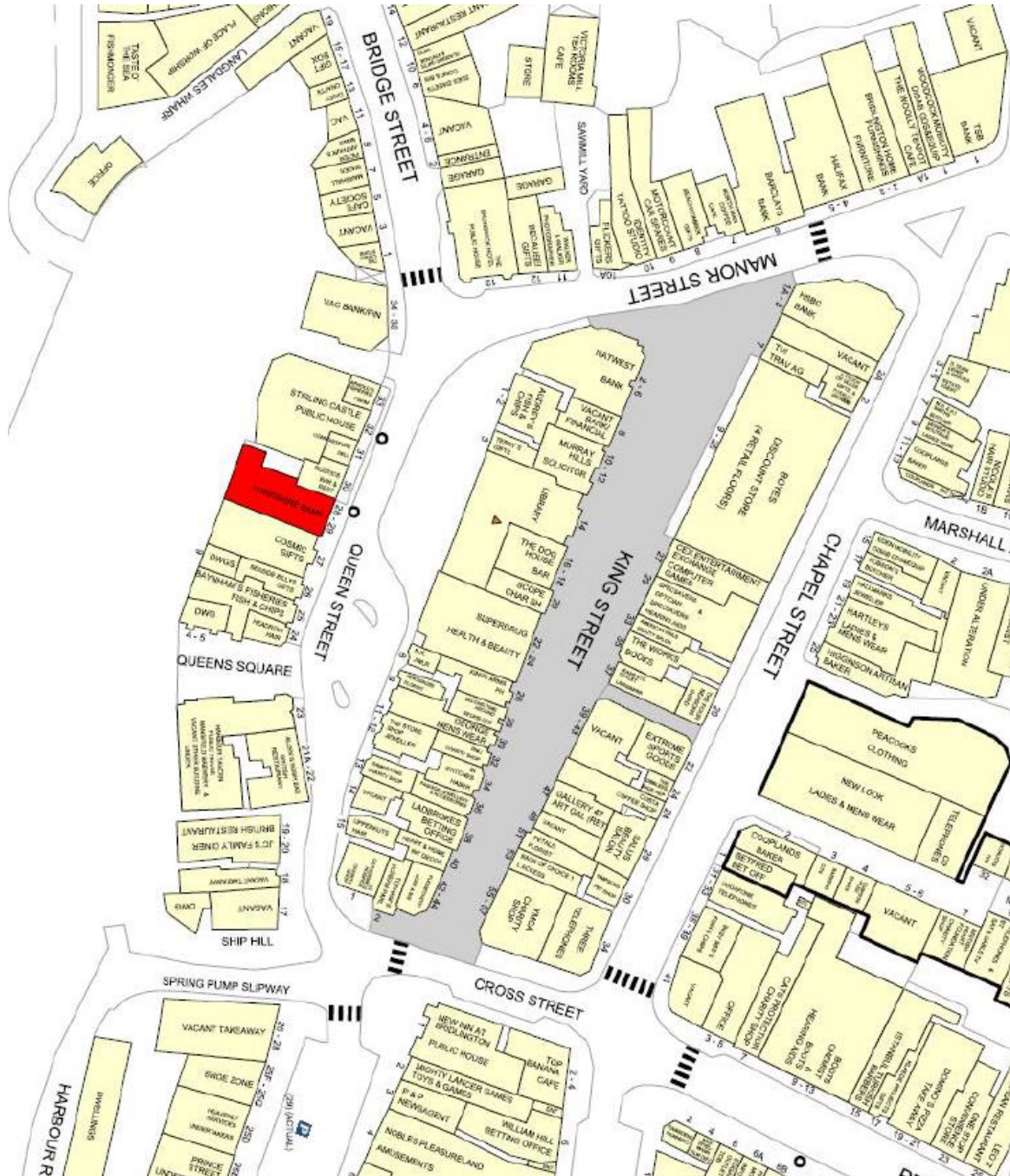
**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:**

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