Barker Proudlove

Leeds Office:
0113 388 4848

# 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.**

**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 2026) - £11,250.

**Date Prepared:**
Updated May 2026

**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:

**Grant Owens**
07808 646575
grant@barkerproudlove.co.uk

MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

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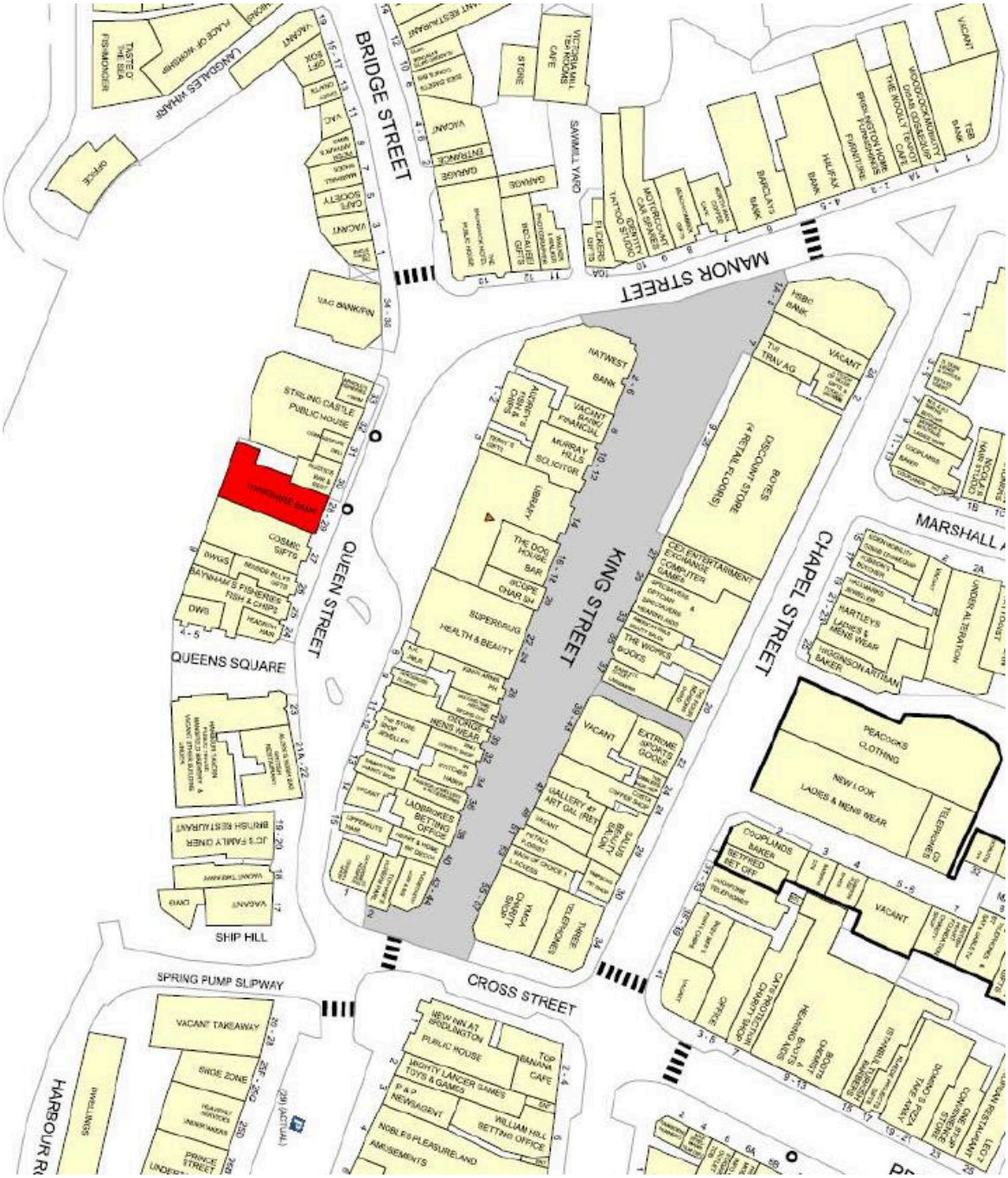
BRIDGE STREET
MANOR STREET
KING STREET
QUEEN STREET
CHAPEL STREET
CROSS STREET
SAWMILL YARD
QUEENS SQUARE
SHIP HILL
SPRING PUMP SLIPWAY
HARBOUR R
MARSHALL
LANGDALES WHARF
STERLING CASTLE PUBLIC HOUSE
NATWEST BANK
HSBC BANK
BARCLAYS BANK
HALIFAX BANK
TSB BANK
VACANT
STORE
GARAGE
BOOTS
SUPERDRUG HEALTH & BEAUTY
LADBROKES BETTING OFFICE
VACANT TAKEAWAY
SWOE ZONE
DWELLINGS
NEW INN AT BRIDLINGTON
PUBLIC HOUSE
MIGHTY LANCER GAMES TOYS & GAMES
NEWSAGENT
NOBLE'S PLEASURELAND
AMUSEMENTS
WILLIAM HILL BETTING OFFICE
TOP BANANA CAFE
PEACOCKS CLOTHING
NEW LOOK
LADIES & MENS WEAR
HARTLEYS
LADIES & MENS WEAR
VACANT
EXTREME SPORTS GOODS
GALLERY 47 ART GAL (RET)
COOPLANDS BAKER
RETIRED BET OFF
TELEPHONES
CAFE ROSTICCINI
CHANTRY SHOP
BOOTS OPTICIANS
DOMINO'S PIZZA
TAKE AWAY
CHINESE STORE
FISH & CHIPS
BAYNHAM'S FISHERIES
COSMIC GIFTS
THE DOG HOUSE BAR
SCOPE CHAR SH
MURRAY HILLS SOLICITOR
VACANT BANK/ FINANCIAL
BOOTS (CHEMIST & DISCOUNT STORE)
CEC ENTERTAINMENT EXCHANGE COMPUTER GAMES
THE VIOPES SHOES
THE TRAV AG
VACANT
LIBRARY
TELEPHONES
TOILETS
PUBLIC CONVENIENCES
TOILETS
TASTE OF THE SEA FISHMONGER
PLACE OF WORSHIP
OFFICE
VACANT
CARS SOCIETY
VACANT
VAC BANK/FIN
VICTORIA MILL TEA ROOMS CAFE
FLICKERS GIFTS
TATTOO STUDIO
MOTORCYCLE GEAR SPARES
BRIGHTON HOUSE FURNISHINGS
THE WOOLLY MONDY CAFE
WOODCOCK INDUSTRY TOBACCONIST
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