

HIGH STREET PROPERTY / CLASS A2
28 Queen Street, Bridlington YO15 2SW



Rent: £16,500 PA

Ground Floor Area

1,814 Sq ft / 169 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

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:	Sq Ft	Sq M
Ground Floor	1814	168.53
First Floor	587	54.53

Rent:

The passing rent is £16,500 per annum.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 07/09/2034. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £10,250.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

May 2023

Subject to Contract

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