PRIME RETAIL UNIT TO LET

jackson criss

2 Infirmary Street, Leeds, LS1 2JP **+44(0)113 819 8998**
www.jacksoncriss.co.uk

BRIDLINGTON – UNIT 29 THE PROMENADES



- Bridlington is a popular seaside town in East Yorkshire approximately 40 miles east of York and 26 miles north of Hull.
- The Promenades is the focal point for retailing in the town centre.
- Tenants include **Sports Direct, Argos, Peacocks, Holland & Barrett, EE, Poundland, Savers, O2, Warren James** and **Greggs.**
- Under the new E Use Class the property could be used as a **shop, café, restaurant, nursery** or **gym** without the need for a planning application.

TO LET

The unit is available to let on a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£49,500 per annum exclusive.

FLOOR AREAS	SQ FT	SQ M
Ground Floor:	2,347	218.04
First Floor:	1,083	100.61

SERVICE CHARGE

The service charge for the 2022 calendar year is £13,870 plus VAT.

EPC

The property has an Energy Performance Asset Rating in Band C (68).

RATEABLE VALUE

£36,750

COSTS

Each party to be responsible for their own costs incurred in any transaction.

SUBJECT TO CONTRACT & VACANT POSSESSION





IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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VIEWING

Richard Webster
0113 819 8998
richardw@jacksoncriss.co.uk

Money Laundering Regulations
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

SPORTSDIRECT.com
NEW LOOK
Card Factory
O2
Bonmarché
GREGGS
bodycare
Poundland
PEACOCKS
Warren James JEWELLERY OUTLET

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