



160 Quay Road, Bridlington

£5,400 pa

Cranswicks are pleased to offer for let this double fronted property suitable for either office or shop use situated on Quay Road in Bridlington, one of the main routes into the town centre. A new 2 year Lease will be available at a rental of £5,400 per annum (£450 per calendar month). A £1,000 Bond will be payable.

PROPERTY TYPE:

A ground floor double fronted office/shop premises.

LOCATION:

The property is located on a busy main approach into Bridlington town centre with a wide range of local shops and businesses available in the immediate vicinity.

LEASE TERMS:

A new 2 year Lease will be available with an option for a further 2 years. The Tenant will be required to insure the glass and windows. It will be a condition of the Lease that no alterations are to be made to the wall panelling and the Landlord will be required to be notified prior to any repair works being carried out.

The ingoing Tenant will be responsible for the legal costs incurred in the preparation of the Lease by the Landlord's Solicitors.

RENT & BOND:

An initial rent of £5,400 per annum (payable monthly in advance at £450 per calendar month). A £1,000 bond will be payable by the Tenant.

The property comprises:

Entrance directly into:

OFFICE/SHOP AREA:

4.90 x 4.87m A double fronted shop with return frontage to Swindon Street. Mahogany effect feature panel boarding with matching desk/counter, electric panel convactor heater.

INNER LOBBY:

With storage area, understairs sink area, stainless steel single drainer sink unit, space for fridge.

SEPARATE WC:

With low level wc, washbasin, electric water heater.

OUTSIDE:

Front forecourt area.

SERVICES:

Mains electricity and water are installed.

RATES:

The rateable value with effect from 1 April 2017 is £2,950. Prospective Tenants should confirm the rates payable with the Local Authority.

AVAILABILITY

The property will be available for letting in January 2021.

VIEWING:

To arrange a viewing of this property please contact Cranswicks on 01262 672110 or info@cranswicks.com

Disclaimer: Cranswicks for themselves as Agents for the Landlords of this property hereby give notice that: 1. These particulars are for guidance only and do not themselves constitute an offer or contract or part thereof for any Tenancy. 2 All descriptions and information are believed to be correct but all intending tenants should satisfy themselves as to the correctness of any statements or representations of facts herein contained. 3 All stated measurements are approximate and for guidance only and illustrations are not to scale. 4. Any references in these particulars to boundaries or boundary dimensions are approximate and are based upon information supplied by the Landlord and should not form part of any contract. 5. These particulars are issued on the understanding that any and all negotiations in respect of this property will be conducted through Cranswicks. 6. There is no implication that an item is included in the letting by virtue of its inclusion within any photograph. 7. Neither Cranswicks nor any person in its employment has any authority to make or give any representation or warranty whatever in relation to this property.

