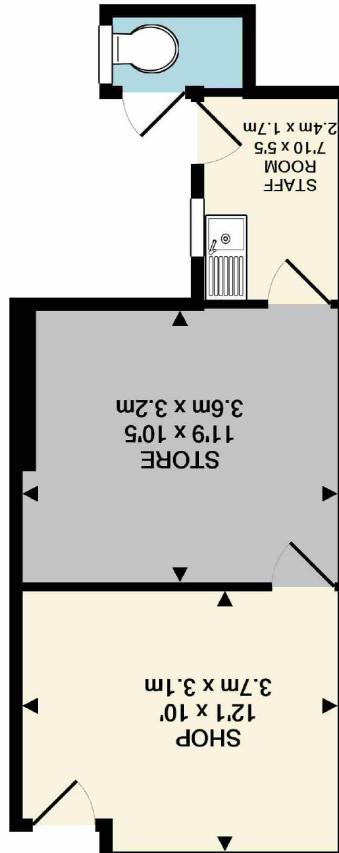


47 FLAMBOROUGH ROAD, BRIDLINGTON, YO15 2JH
TOTAL APPROPX. FLOOR AREA 297 SQ.FT. (27.6 SQ.M.)
Whilst every care has been made to ensure the correctness of the floor plan contained here, measurements
of doors, windows, rooms and any other items approximate and no responsibility is taken for any error.
With every sympathy for the services, systems and appliances shown here not been tested and no guarantee
of miss-statement. This plan is for illustrative purposes only and should be used as such by any
omission, or prospective purchaser. The services, systems and appliances shown here not been tested and no guarantee
as to their probability of correct delivery can be given
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47 Flamborough Road
Bridlington YO15 2JH

Harris Shields Collection

- ✓ Lock up Shop
- ✓ New Lease Available
- ✓ £3,180 p.a. exclusive
- ✓ Could suit a variety of trades
- ✓ Set within a Parade of Shops
- ✓ Prominent Position
- ✓ Good Footfall
- ✓ Close to Tesco One Stop

£3,180 Per annum Leasehold

Harris Shields Collection

14 Promenade, Bridlington, East Yorkshire, YO15 2PX

01262 601 704
estateagents@harrisbell.com
www.harrisbell.com

Description

This lock up is available to let on a NEW LEASE with the initial rent being £3,180 per annum exclusive. Currently used as a Beauty Salon, the unit could suit a variety of trades subject to the relevant Planning Permissions and Landlord's consent. The premises briefly comprise : Main Sales Area (approximately 120 sq ft) plus a Rear Store Room of similar proportions, Staff Room and separate W.C to the rear. Occupying a prominent position within a parade of shops on Flamborough Road, which leads to the Town Centre which is approximately 1 mile away. Situated close to a good residential area with a Tesco One Stop shop opposite, Queensgate Park, Public House and the beautiful North Beach in the near vicinity. A great opportunity to try a new business venture with low outgoings. **VIEWING RECOMMENDED.**

