

Commercial Property Consultants



SHOP TO LET 16 BRIDGE STREET BRIDLINGTON Y015 3AJ

### LOCATION:

The property is located on Bridge Street in Bridlington town centre in close proximity to the harbour.

# **ACCOMMODATION:**

The property comprises a ground floor shop with the following approximate areas:-

Ground Floor Sales		600 sq ft	55.7 sqm
	Store	213 sq ft	19.8 sqm
	Kitchen	30 sq ft	2.8 sqm
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# **LEASE TERMS:**

The property is available on a new full repairing and insuring lease for a term of years to be agreed in multiples of 5 with 5 yearly upward only rent reviews.

### RENT:

Rental offers in the region of £8,500 per annum exclusive of VAT are invited

# RATES:

We are verbally informed by the Local Rating Authority that the premises are assessed as follows:-

Rateable Value	£6,400
Rate in the £ 2015/2016	0.493p

# **LEGAL COSTS:**

The ingoing tenant will be responsible for both parties legal costs incurred in the transaction.

# VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

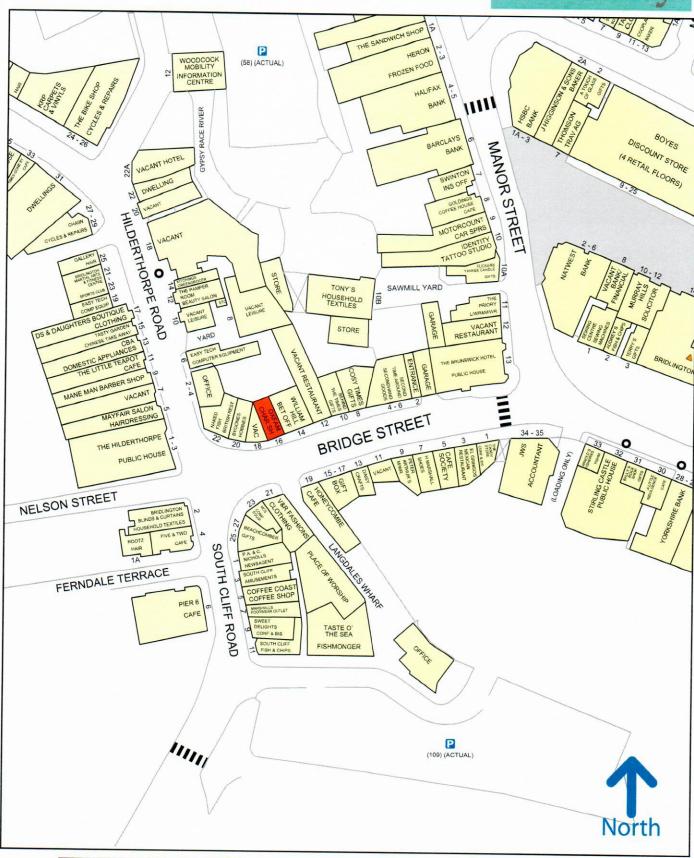
# **VIEWING:**

Strictly by appointment through this office.

# SUBJECT TO CONTRACT AND AVAILABILITY ALL DIMENSIONS AND AREAS ARE APPROXIMATE







50 metres

Experian Goad Plan Created: 08/09/2015 Created By: Heaney Micklethwaite

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

# **Energy Performance Certificate**



16 Bridge Street BRIDLINGTON YO15 3AJ

Non-Domestic Building

Certificate Reference Number: 0892-2982-9330-3400-6503

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

# **Energy Performance Asset Rating**

#### More energy efficient

A+

••••• Net zero CO<sub>2</sub> emissions

 $A_{0-25}$ 

B 26-50

C 51-75

D 76-100

E 101-125

126-150

G Over 150

Less energy efficient

**118** 

This is how energy efficient the building is.

### Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 97
Building complexity (NOS level): 3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 164.65

### **Benchmarks**

Buildings similar to this one could have ratings as follows:

28

If newly built

82

If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out many that the contract of t