

Heaney Micklethwaite

Commercial Property Consultants



**SHOP TO LET
16 BRIDGE STREET
BRIDLINGTON
YO15 3AJ**

16 Bridge Street, Bridlington

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
Toilet		

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**



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

Energy Performance Certificate

Non-Domestic Building



16 Bridge Street
BRIDLINGTON
YO15 3AJ

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 CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 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 (kgCO₂/m²): 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 more about the Green Deal, visit www.green-deal.gov.uk