

40/42 QUAY ROAD, BRIDLINGTON, YO15 2AP

RETAIL INVESTMENT FOR SALE 133.42 sq m (1,436 sq ft)



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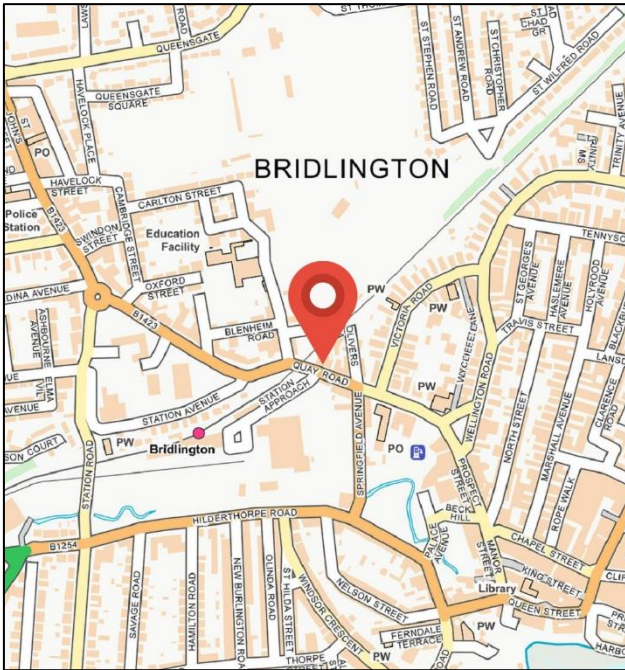


Chartered Surveyors & Commercial Property Consultants

LOCATION

Bridlington is an extremely popular east coastal resort which lies approximately 25 miles north of Hull and 30 miles east of York. Bridlington is represented by many regional and national multiples. The town benefits from year round trade together with the substantial increases during the summer months.

Quay Road lies to the north of Bridlington town centre forming part of a main arterial road carrying heavy volumes of traffic in and out of the city throughout the day. The subject property is located in close proximity to the train station, a Tesco Superstore and Bridlington's Delivery Office/Post Office.



DESCRIPTION

The property comprises of a mid terraced retail unit with small rear yard. The ground floor consists of a sales area with rear ancillary storage, first floor store rooms, kitchen and toilet, and second floor store rooms.

SUMMARY

- Retail investment in busy location
- In close proximity to Tesco and railway station
- Producing £7,250 per annum
- Current tenants have been in occupation since 1998

ACCOMMODATION

The property comprises:

	Sq m	Sq ft
Ground Floor sales	44.89	483
Ground floor store rooms	20.3	219
First Floor store rooms	40.18	432
Second Floor store rooms	28.05	302

VAT

The property is not elected for VAT.

TENANCY

The entire property is let to The Royal Society for the Prevention of Cruelty to Animals (RSPCA) (Bridlington & District Branch) for a term of **9 years** from **24 December 2016** at a current rental of **£7,250 per annum**. The lease is subject to 3 year rent reviews. The tenant is responsible for all repairs, decorations and insurance, limited by way of a photographic schedule of condition.

The RSPCA have been in occupation since 1998.

TENURE

Freehold

PRICE

Offers in excess of £69,950. This offers the purchaser an initial yield of 10.18% after allowing for purchasers costs of 1.8%

EPC

TBC

A copy of the Certificate and Recommendation Report is available on request.

CONTACTS



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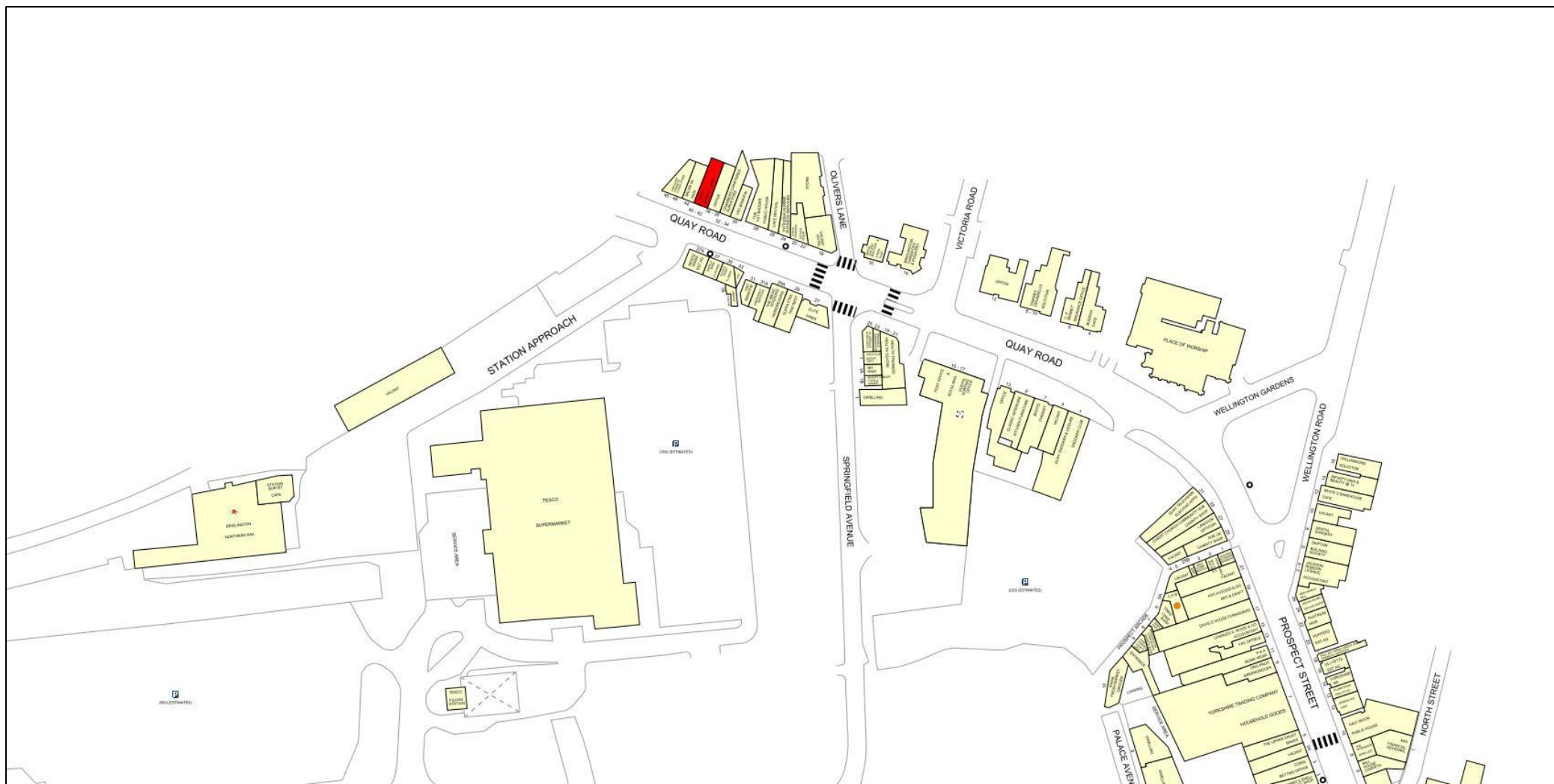
Date: **January 2019**

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