# 7/8 PRINCE STREET, BRIDLINGTON

## Freehold Available or Leasehold Available

M&S



#### **LOCATION**

The subject property is situated just on the pedestrianised section of King Street with a secondary entrance onto Cliff Street. Occupiers in close proximity include Goodwins, M&CO, JD Wetherspoons and Shoe Zone.

#### **ACCOMMODATION**

The property is arranged over four floors providing the following approximate Gross Internal Areas:

	Sq ft	Sq m
Ground Floor	10,240	951
First Floor	7,119	661
Second Floor	2,277	211
Third Floor	918	85
Total Area	20,554	1,908

#### **TENURE**

The Premises is available Freehold with full vacant possession.

Alternatively, the premises is available by way of a new full repairing and insuring lease on whole or part.

#### **PRICE**

We have instructions to seek unconditional offers in excess of £600,000 (Six Hundred Thousand Pounds) subject to contract and exclusive of VAT.

Rental information available on request.



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#### **RATES**

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £63.500

UBR Rate (2018/19): 0.504p

Rates Payable: £32,004.00

(Interested parties are advised to make enquiries with the

Local Authority)

#### **LEGAL COSTS**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

#### **EPC**

EPC Available upon request.

#### **VIEWING & FURTHER INFORMATION**

Strictly by prior arrangement only with:

#### **Ben Chislett**

bchislett@savills.com 020 7409 8153 07940 707 554

#### **Josh Howe**

jhowe@savills.com 0113 2201239 07896 084 299

#### **Important Notice**

Savills and their clients give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property
  either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They
  assume no responsibility for any statement that may be made in these particulars. These particulars do
  not form part of any offer or contract and must not be relied upon as statements or representations of
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- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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