

TO LET

Retail

Lambert  
Smith  
Hampton

# Commercial and Potential Ancillary Residential Opportunity

Station Refreshment Rooms, Station Approach, Bridlington YO15 3EP



Approx 1,710 Sq Ft (159 Sq M)

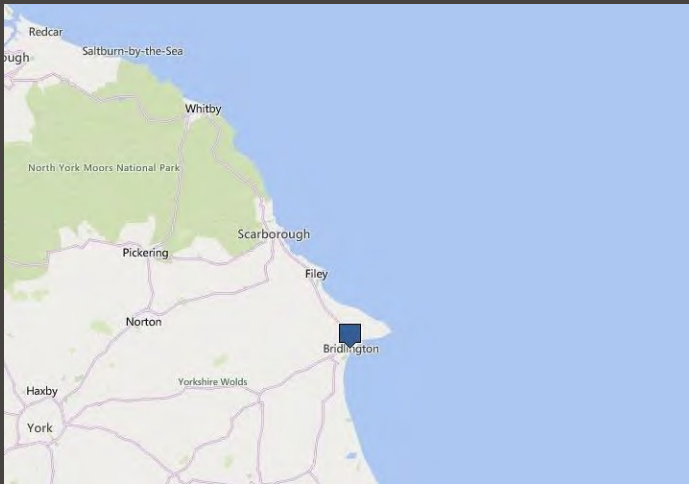
- ✓ High profile business opportunity with potential for ancillary living accommodation
- ✓ Excellent frontage to station approach
- ✓ Former licensed refreshment rooms and ancillary first floor living accommodation and ideal for real ale bar and food with concourse seating available
- ✓ Recent and planned improvements to premises.



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## YO15 3EP



### LOCATION

Bridlington Station is located close to the town centre of this popular seaside resort, adjacent to a Tesco supermarket, transport interchange and new link road and improved car parking and proposed Lidl and B and M retail developments.

### DESCRIPTION

On behalf of Northern, the premises comprise a two storey brick building and yard comprising the "Station Refreshment Rooms" and including, at first floor level, ancillary living accommodation with limited car parking together with space for tables and chairs on the station concourse.

The 'Refreshment Rooms' are of great national heritage importance in their own right – as one of fewer than 300 pubs in the whole UK that are included on CAMRA's *National Inventory* (of Pub Interiors of Outstanding Historic Interest).

### KEY FEATURES

- High profile business opportunity with potential for ancillary living accommodation
- Excellent frontage to station approach
- Used to operate as traditional licensed refreshment rooms
- Recent and planned improvements to premises.
- Approximately 474,045 passenger movements annually
- The station was designated a Grade II listed building

### VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### LEGAL COSTS

Tenant to pay Northern's reasonable legal costs incurred in any transaction.

### BUSINESS RATES

Please consult directly with the Valuation Office Agency.

### RENT

The Landlord is seeking a rental offer based on a % of the turnover subject to a minimum guaranteed rent.

### SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

### INSURANCE

The insurance charge will be the equivalent of 2.5% of the annual rent.



29-Jul-2021

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### VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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