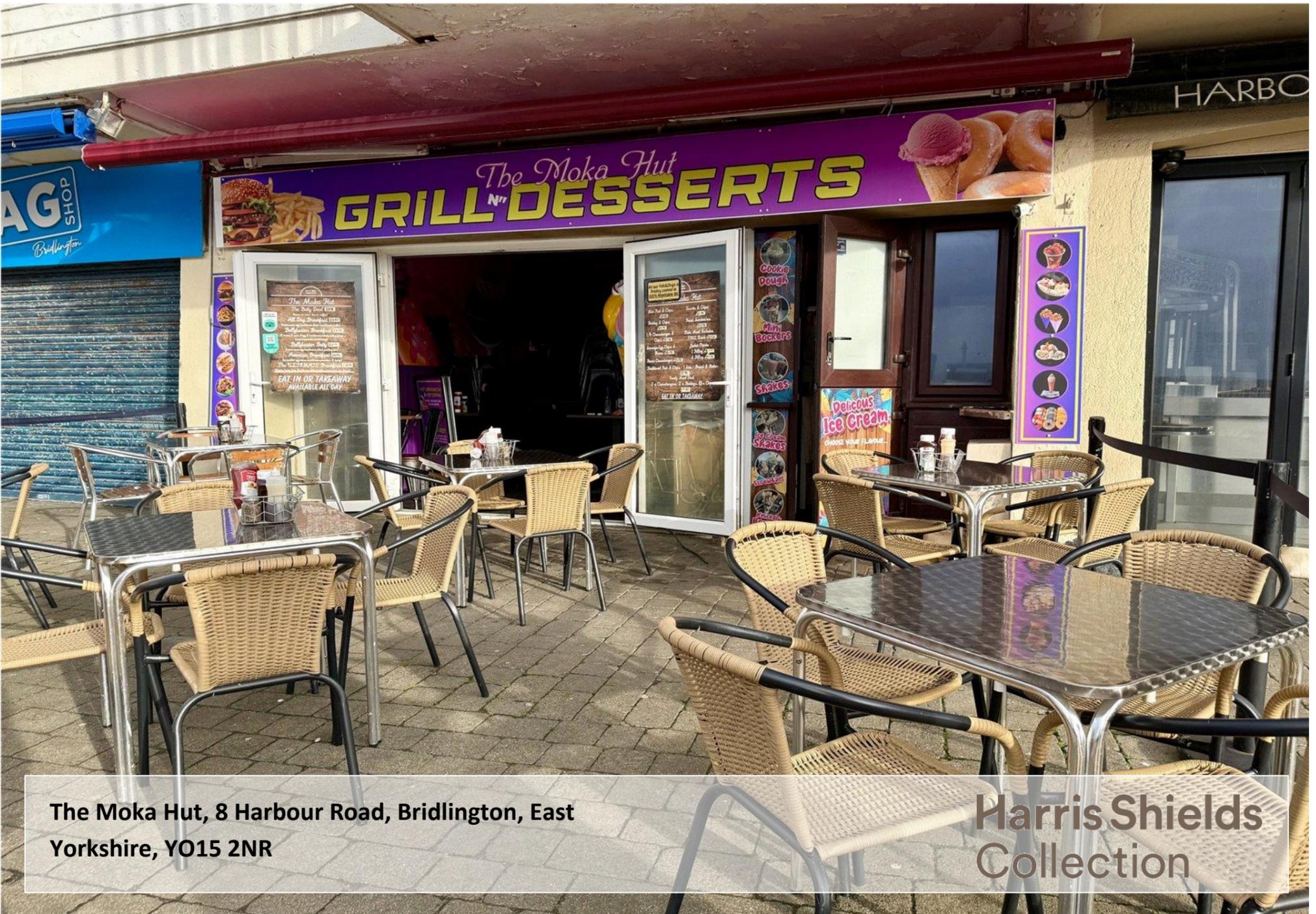
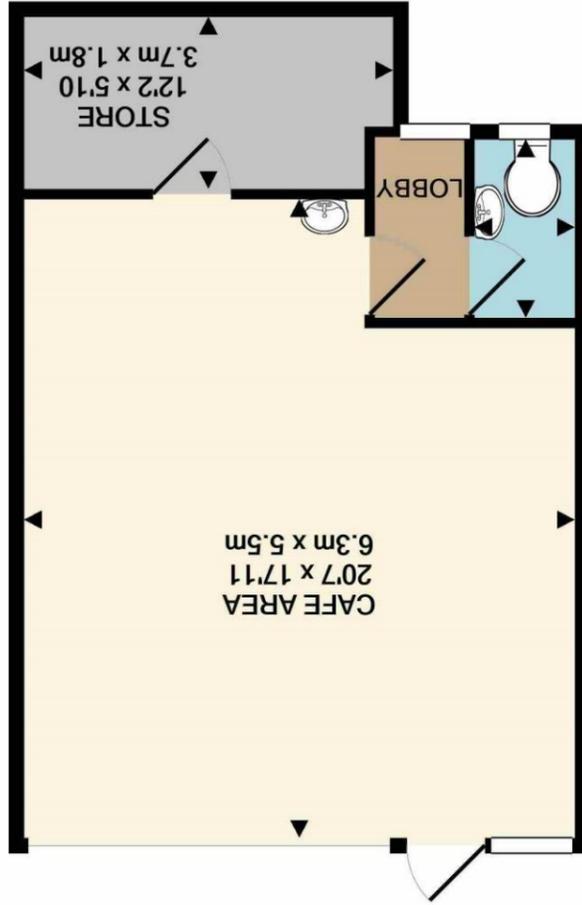


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2021

TOTAL APPROX. FLOOR AREA 450 SQ.FT. (41.8 SQ.M.)



The Moka Hut, 8 Harbour Road, Bridlington, East Yorkshire, YO15 2NR

Harris Shields Collection

## Prime Harbourside Café in Bridlington – Turnkey Opportunity

- ✓ Prime harbourside location in Bridlington
- ✓ Fully equipped turnkey café
- ✓ Successful, well-established business
- ✓ 15-year lease commenced in 2022
- ✓ Ingoing premium £75,000

Asking Price £75,000

# Harris Shields Collection

Harris Shields Collection, 14 Promenade, Bridlington  
East Yorkshire, YO15 2PX

01262 601704

[estateagents@harris-shieldscollection.uk](mailto:estateagents@harris-shieldscollection.uk)

<https://harris-shieldscollection.uk/>

### Description

An excellent opportunity to acquire a fully equipped, turnkey café in a prime harbourside location in Bridlington. This well-established and successful business enjoys a high-profile position overlooking the harbour, attracting both locals and visitors throughout the year.

The Rent is £1250pcm.

The business is offered with an ingoing premium of £75,000 and operates under a 15-year lease that commenced in 2022. The café is fully fitted and ready to trade, with the complete inventory included. Accounts for the year ending April 2024 are available for inspection following the signing of a Non-Disclosure Agreement.

With a rateable value of £14,250 from 1st April 2026, this thriving café represents a rare opportunity to acquire a successful, fully operational business in one of Bridlington's most sought-after locations. Viewings are strictly by appointment only.

### Additional Information

Council tax band



Opening doors  
for over 60 years

Harris Shields  
Collection