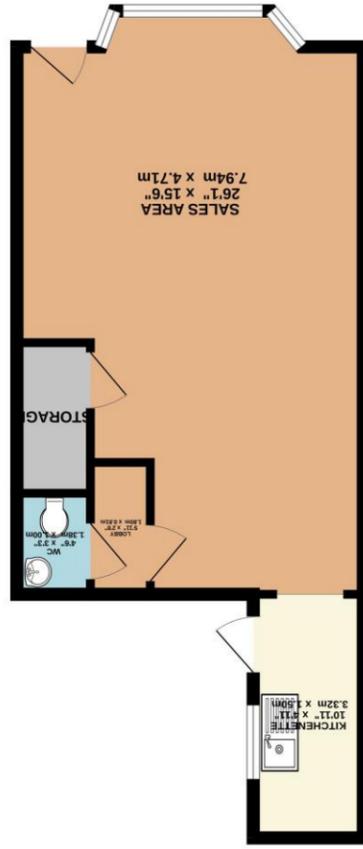


We have made every effort to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for information purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

TOTAL FLOOR AREA: 444 sq. ft. (41.3 sq. m.) approx.



GROUND FLOOR 444 sq. ft. (41.3 sq. m.) approx.



224 Quay Road, Bridlington, East Riding of Yorkshire, YO16 4JG

Harris Shields Collection

Ground Floor Shop Unit To Let – Bridlington

- ✓ Ground Floor Retail Space
- ✓ Flexible Open Plan Layout
- ✓ Fitted Kitchenette Included
- ✓ Private WC Facilities
- ✓ Prominent Shop Frontage
- ✓ Suitable Multiple Business Uses
- ✓ Ready For Immediate Occupation

Asking Price £225 per month

Harris Shields Collection

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

01262 601704

estateagents@harris-shieldscollection.uk

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

An excellent opportunity to rent a well-presented ground floor commercial shop unit in Bridlington, East Yorkshire. This versatile premises offers a bright retail area with good frontage, along with a fitted kitchenette and WC to the rear, making it ideal for a wide range of retail or service-based businesses. The space would suit a small furniture or upcycled furniture retailer, gift or trinket shop, home décor boutique, vintage clothing store, craft and handmade goods outlet, pet supplies shop, bookshop, art gallery or local artist showcase. It would also lend itself perfectly to service-led businesses such as a hairdresser or barber, beauty or nail salon, massage or holistic therapy room, tattoo studio, tailoring and alterations, insurance services, tutoring centre or similar professional practice.

This unit offers an affordable and flexible opportunity for both new and established businesses looking to benefit from Bridlington's steady local trade and seasonal visitor footfall. The layout allows for creative interior design and branding to suit a variety of commercial uses, subject to any necessary permissions. Rateable Value £4,200.

Available immediately. Enquiries invited to discuss rent, lease terms and to arrange a viewing.

Agents Note: Advertised rent of £225.00pcm is a discounted rate for the first year after year 1, rent shall increase to £550.00pcm subject to a minimum 3 year term.

Please note: Images were taken whilst the previous tenant was in situ and are for illustrative purposes only.



Opening doors
for over 60 years

Harris Shields
Collection