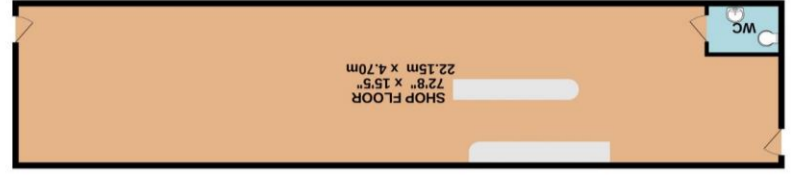
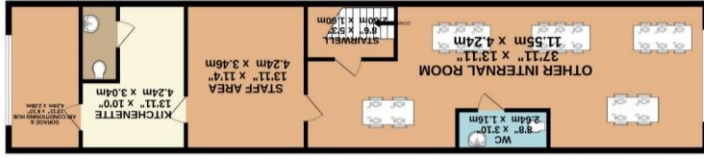


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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TOTAL FLOOR AREA : 2040 sq.ft. (189.5 sq.m.) approx.



GROUND FLOOR  
 1120 sq.ft. (104.0 sq.m.) approx.



1ST FLOOR  
 920 sq.ft. (85.5 sq.m.) approx.



45 King Street, Bridlington, East Riding of Yorkshire, YO15 2DN

Harris Shields Collection

## Prime Retail Unit To Let – Former Costa Coffee

- ✓ Prime town centre
- ✓ Former Costa Coffee
- ✓ Excellent footfall
- ✓ Dual street access
- ✓ Busy market location
- ✓ Harbour nearby
- ✓ Coastal trading position

# Harris Shields Collection

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

01262 601704

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### Description

An exciting opportunity to lease a prominent former Costa Coffee premises situated in a prime town centre location. Available at £18,000 per annum, this versatile commercial unit benefits from dual access via both King Street and Chapel Street, offering excellent visibility and convenience.

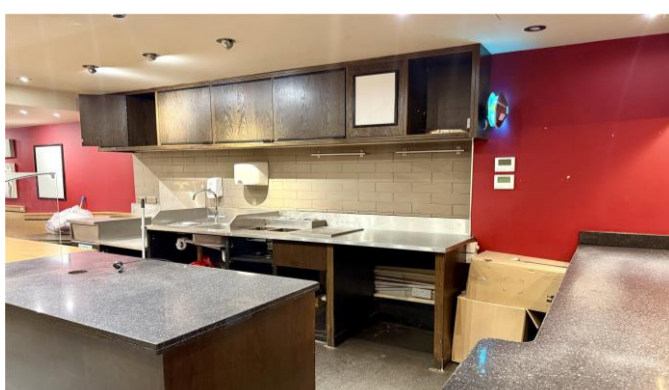
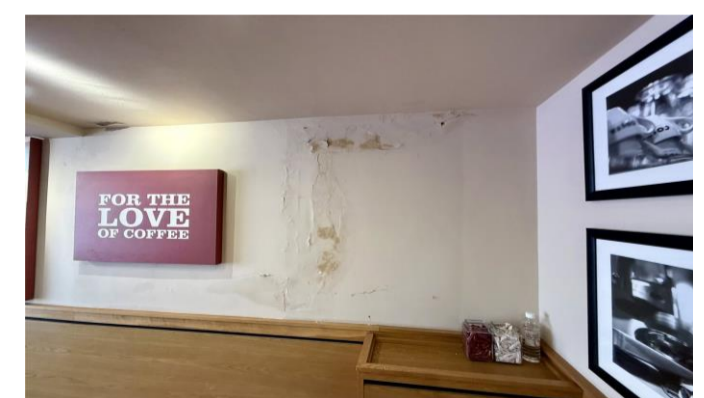
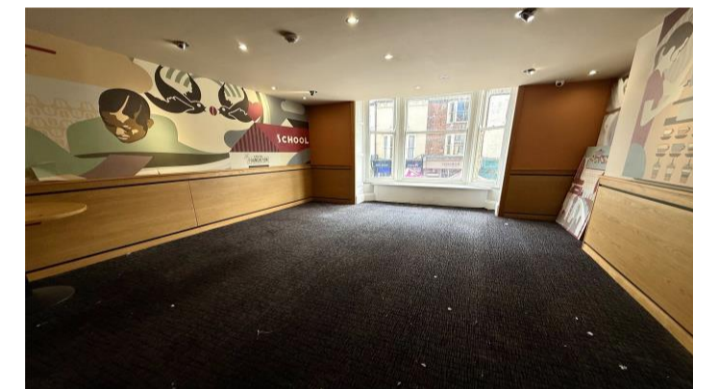
Positioned just off the bustling King Street market area, where the popular bi-weekly market operates, the property enjoys strong levels of passing footfall from both locals and visitors alike. The unit also benefits from direct access to the main town centre via Chapel Street, making it suitable for a variety of retail, café, hospitality or service-based uses.

The property is within easy walking distance of the harbour and sea front, combining the advantages of a vibrant coastal setting with a prime central trading position.

The Rateable Value is £11,250 and the property is available to lease at £18,000 per annum.

### Additional Information

Council tax band NA



Opening doors  
for over 60 years

Harris Shields  
Collection