

Unit B2 Bessingby Way Retail Park,  
Bridlington YO16 4SJ  
TO LET  
Retail Unit – 2,381 ft<sup>2</sup> (221 m<sup>2</sup>)



- ✓ Established retail park anchored by Aldi with Currys PC World and Farmfoods
- ✓ Adjacent to Morrisons Superstore
- ✓ Open A1 consent
- ✓ Other uses considered

## Retail Unit, Bessingby Way Retail Park, Bridlington YO16 4SJ

### Location

Bridlington is located in East Yorkshire approximately 25 miles north of Hull and 17 miles south of Scarborough.

Bessingby Way Retail Park is situated off the A165 (Bessingby Road) one of the main arterial routes into the town centre from the west.

Retailers on the Park include Aldi, Currys PC World, Farmfoods and McDonalds, along with a large Morrisons food store directly adjacent to the scheme. The Retail Park is in close proximity to a B&Q Store and Pets at Home unit which along with the subject scheme presents the only out of town retailing in Bridlington.



### Description

The retail unit sits between Currys PC World and Farmfoods close to the main entrance of the scheme.

### Accommodation

The premises are arranged on ground floor and include a small warehouse holding area along with a store, WC and kitchenette. The property has the following gross internal floor area.

|                    |                      |                       |
|--------------------|----------------------|-----------------------|
| Ground Floor Sales | 221.2 m <sup>2</sup> | 2,381 ft <sup>2</sup> |
|--------------------|----------------------|-----------------------|

### Terms

The property is available by way of a new FRI lease.

### Rates

The property is entered in the Rating List as Retail Warehouse & Premises £19,250 Rateable Value.

### Legal Costs

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

### VAT

VAT if applicable, will be charged at the standard rate.

### EPC

The unit is assessed as E-102.

### Viewings

All viewings are strictly by prior appointment.

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Date: 4 June 2018

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