



## FOR SALE

# POTENTIAL DEVELOPMENT OPPORTUNITY

0.5 Acres (0.2 Hectares)

- ◆ Located in the heart of Bridlington Town Centre
- ◆ Potential to suit many uses (subject to consents)



Former Supermarket, York Road  
Bridlington, YO15 2PQ

## LOCATION

Bridlington is a popular East Coast tourist resort which benefits from circa £2.3m annual tourist visits. The subject premises are situated between York Road and Carlisle Road just off The Promenade in the heart of Bridlington town centre.

## DESCRIPTION

The site comprises a two storey building of brick, block and steel portal framed construction formerly used as a supermarket with additional area for car parking. There is an opportunity for a developer to either convert the existing building or more likely demolish and re-develop, subject to gaining the necessary planning consents.

## ACCOMMODATION

The site extends to approximately 0.5 acres. The total size of the existing building is approximately 29,712 sq ft.

## RATES

Shop and Premises

Rateable Value:	£101,725
Rates Payable (2019/2020):	£50,148



## TERMS

The property/site is available to buy on a freehold basis with vacant possession. Offers are invited.

## EPC

The property has an Energy Performance Asset Rating of D90. A full copy of the certificate is available upon request.

## VAT

This property is elected for VAT.

## ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

For viewing arrangements or to obtain further information please contact:

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