

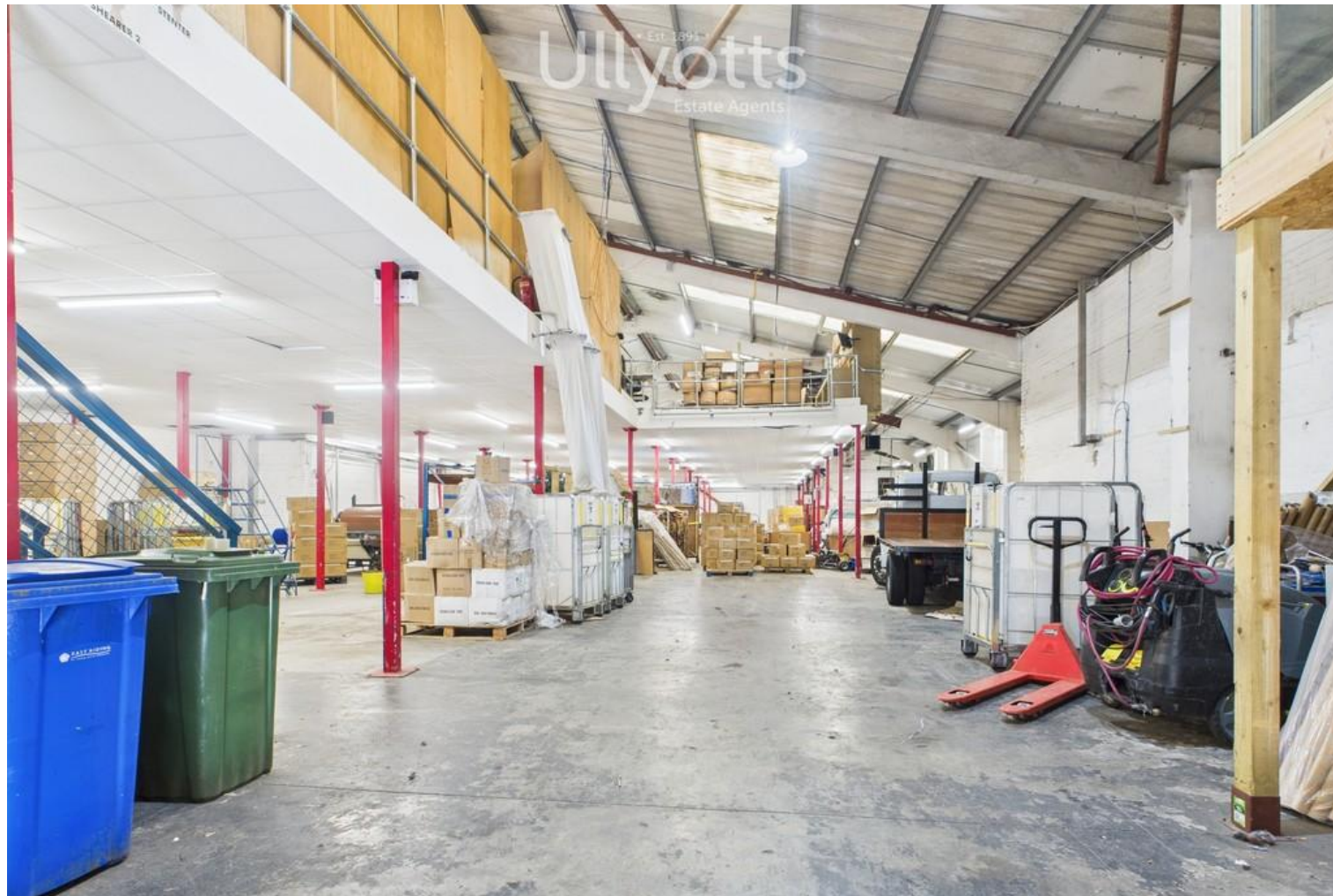


TO LET

Bessingby Industrial Estate
6a Boundary Road, YO16 4LZ

£30,000 pax

Commercial unit – 7,500 sqft + Mezzanine floor



Bessingby Industrial Estate 6a Boundary Road, Bridlington, YO16 4LZ

Bessingby Industrial Estate, Bridlington a 7500 ft² clear span workshop/warehouse with frontage to Boundary Road. 3 phase electricity. Partial Small Business Rate Relief may be available. Flexible lease terms. Circa (£4 psft) £2500 pcm.

INTERNAL MEASUREMENTS – OVERALL

	Metre	Feet
Length	42.00	138.00
Width	18.25	60.00
Height to eaves	4.87	16.00
Roller shutter width	5.75	18.10
Floor area GIA m2	697	7,500 ²

FLOOR AREA

Around 7500 ft² excluding toilets, kitchen and mezzanine floor. The rated floor area is 759.5 m².

HEIGHT TO EAVES

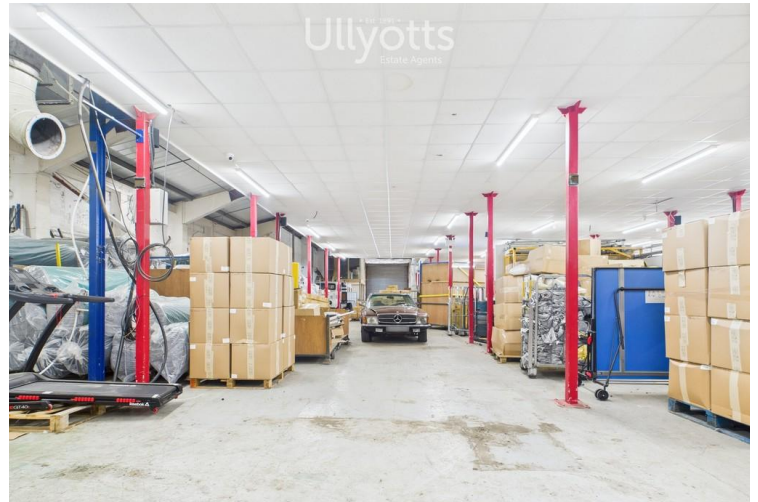
4.87m

PARKING

Concrete forecourt providing easy access and areas for loading, unloading parking et cetera

SMALL BUSINESS RATE RELIEF

The rateable value of the property is £14,000 and may be eligible for partial Small Business Rate Relief of around 33%. The property appears on the Rating List as "Unit A Boundary Road, Bridlington, East Yorkshire, YO16 4SJ" property reference 56428484.



LANDLORDS TITLE

The landlord's title is registered at the Land Registry under title number YEA25329.

LEASE TERMS

An initial term of three years with the tenant having the right to break at the end of two years having first given to the landlord not less than six months notice in writing.

INSURANCE

The landlord will insure the property against fire and such other perils as the landlord considers appropriate and the tenant will pay to the landlord the cost of insurance as an additional rent. The tenant shall be obliged to insure the contents.

REPAIRS

The tenant will be responsible for all repairs save that the obligation will not include putting the property into better repair than at the date of entry.

RENT

£30,000 per annum exclusive payable monthly in advance on the first day of each calendar month at the rate of £2500. The landlord has not opted to tax and VAT will not be payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

The landlord will provide an EPC in the period between agreed terms and the completion of the lease.

ASBESTOS SURVEY

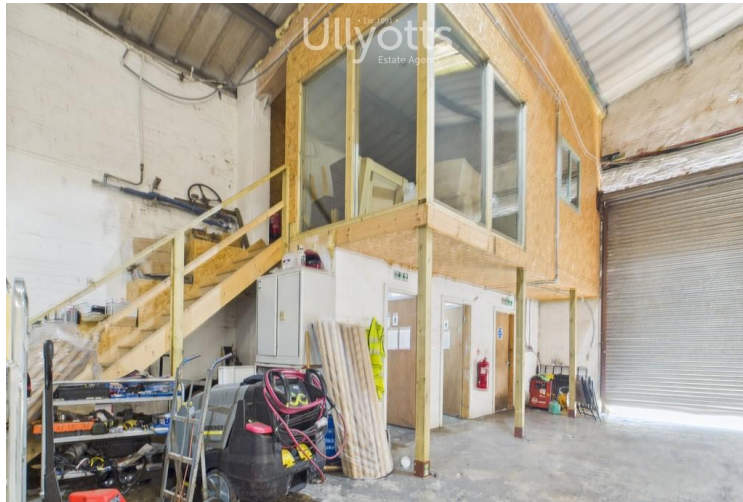
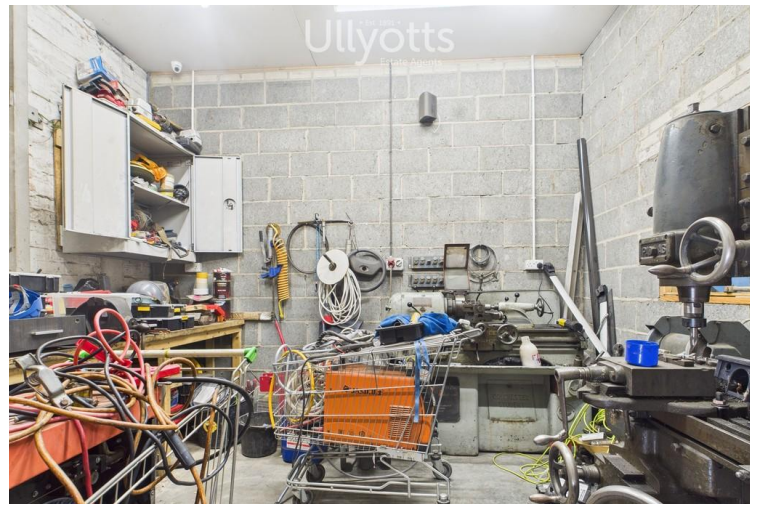
The landlord will provide an asbestos survey in the period between agreed terms and the completion of the lease.

EICR

The landlord will provide an Electrical Inspection Condition Report in the period between agreed terms and the completion of the lease.

HEATING

There is no heating within the building.



ELECTRIC SUBSTATION

The building includes a utility electric substation. The tenant will not have any repairing or other obligations in respect of the substation.

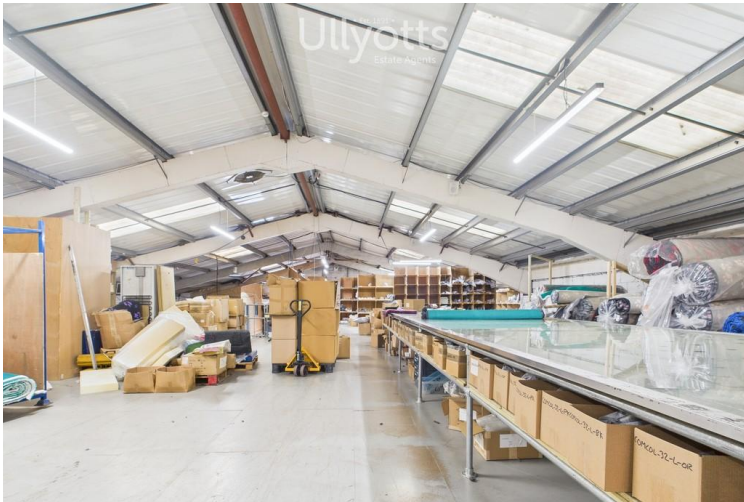
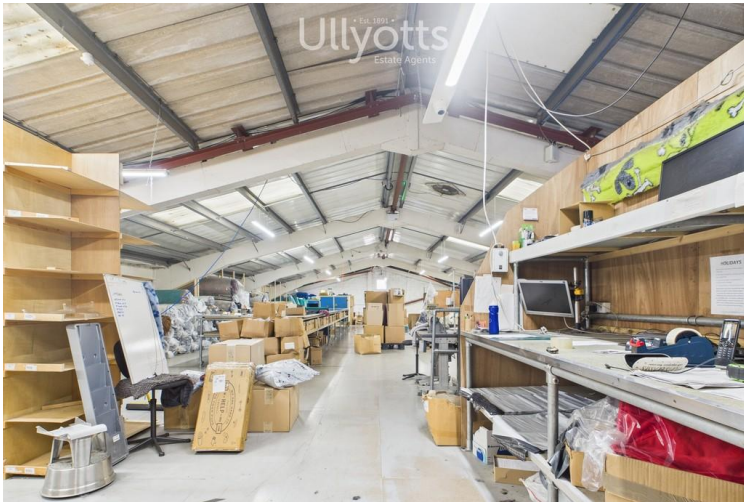
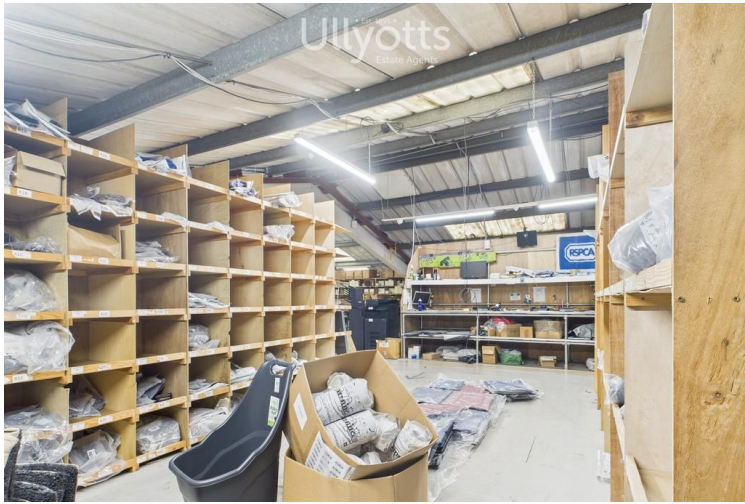
SERVICES

60 kVA three-phase electricity with (additional capacity may be available). Gas available but meter decommissioned. Mains water.

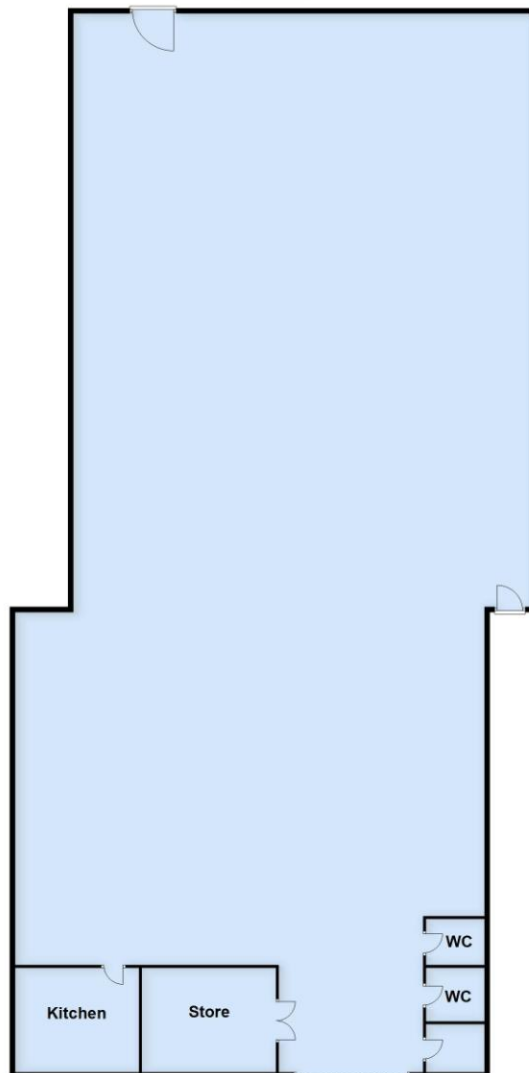
VIEWING

Strictly by appointment with Ulllyotts (01262) 401401 option 2

Regulated by RICS

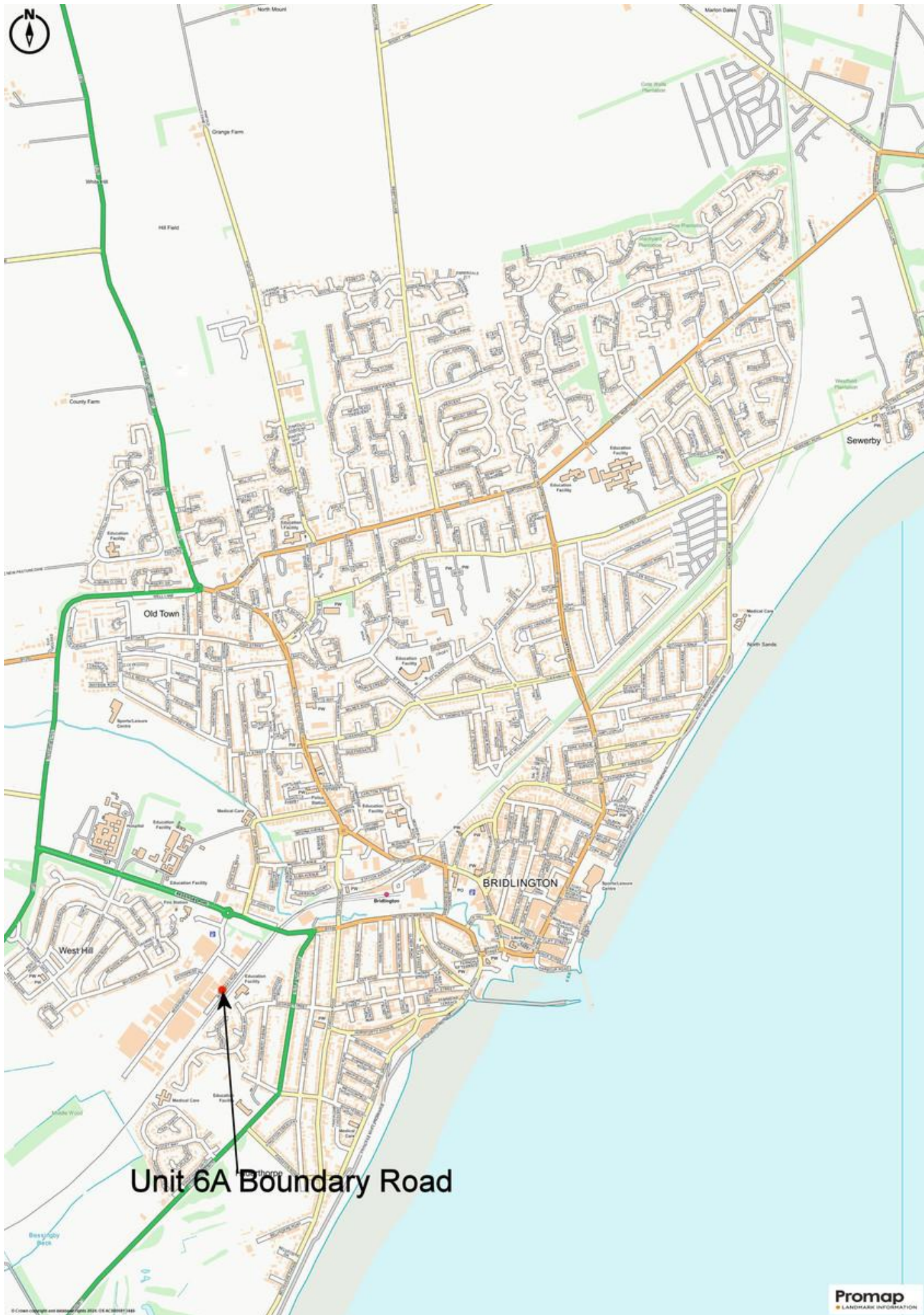


Bessingby Industrial Estate, 6a Boundary Road,
Bridlington, YO16 4LZ



Forecourt

Boundary Road



Unit 6A Boundary Road

■ Ulllyotts ■

EST 1891



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