

BRIDLINGTON

Pinfold Lane YO16 6XP

**SELF-CONTAINED INDUSTRIAL UNIT
ON LARGE SITE**



- **WELL ESTABLISHED BUSINESS LOCATION**
- **LARGE ENCLOSED YARD**
- **EFFECTIVE INTERNAL LAYOUT**
- **501.62 SQ M (5,397 SQ FT) approx.**

FOR SALE

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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LOCATION

The property is situated in a well-established business location within an expanding area of Bridlington less than 1½ miles north of the town centre.

Bridlington is a popular and historic seaside resort on the Yorkshire Coast. It has undergone significant regeneration and has a diverse economy beyond its established tourist industry with a wide range of employers from a number of business sectors.

The subject property is situated to the front of the industrial estate on self-contained site which is part of a larger holding. The estate includes a range of employers including a car auction site, tool hire and carpet warehouse.

DESCRIPTION

The subject property comprises a single storey industrial facility of steel portal frame construction clad with part block part cladding elevations under a pitched roof.

Internally, the property is laid out to provide open plan storage/works areas with ancillary trade counter, office and staff facilities.

Externally the property benefits from a substantial enclosed yard area.

ACCOMMODATION

Gross internal area 501.62 sq m (5,397 sq ft)

Mezzanine store 119.46 sq m (1,285 sq ft)

Total site area 0.5 hectare (1.21 acres)

RATES

We believe from enquiries made on the VOA website that the property has a rateable value of £23,500,(2017 valuation) subject to the uniform business rate in the pound.

Interested parties are advised to make their own enquiries to the local rating authority.

ASKING PRICE

Offers are invited based on an asking price of **£425,000**.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

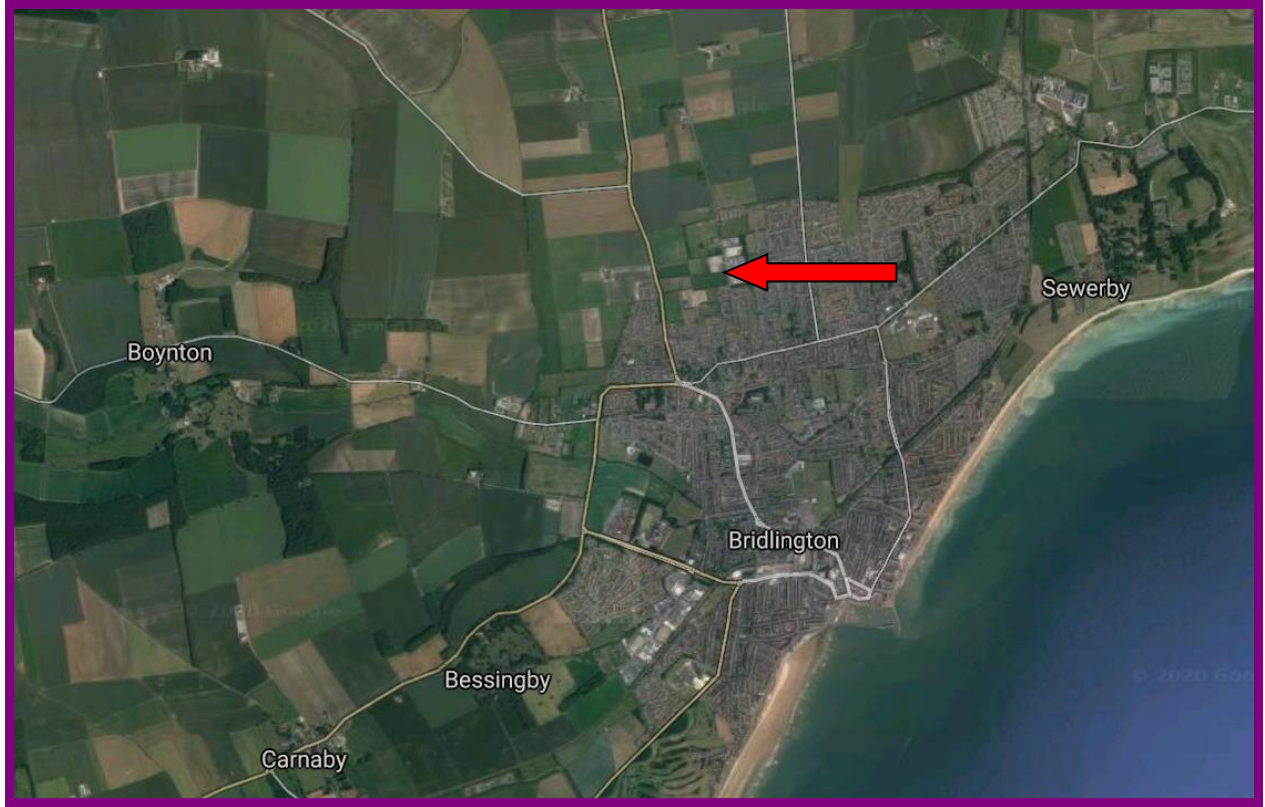
For viewing arrangements and further information please contact Andrew McBeath
andrew@mcbeathproperty.co.uk or 07725 416002, 01904 692929 Subject to Contract 151020

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Estimated boundary for guidance only – not to be relied on

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CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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REGISTERED IN ENGLAND NO. 5491610

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