

Lot 38

£40,000 Per Annum
Exclusive

22 & 24 King Street, Bridlington, North Yorkshire YO15 2DQ

Substantial Freehold Retail Investment



Key Details

- Let to Superdrug Stores Plc
- Renewed lease from March 2017
- Large, double fronted shop on pedestrianised street
- Store includes pharmacy

Location

Miles: 24 miles north of Hull
40 miles north-east of York
Roads: A165, A614, M62
Rail: Bridlington
Air: Humberside Airport

Situation

Bridlington is an important commercial centre on the north-east coast, approximately 24 miles north of Hull and 40 miles north-east of York. Road communications are provided by the A165 and A164 which links to the M62, 40 miles to the south-west. The property is situated on the south side of the pedestrianised King Street, with access for deliveries from Queen Street at the rear, and is a short walk to Bridlington Harbour. Nearby retailers include Costa Coffee, The Works and various national banks.

Description

The property comprises a three storey building, arranged as a large, double fronted shop facing King Street on ground floor with ancillary accommodation on first and second floors. The property benefits from rear loading access from Queen Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

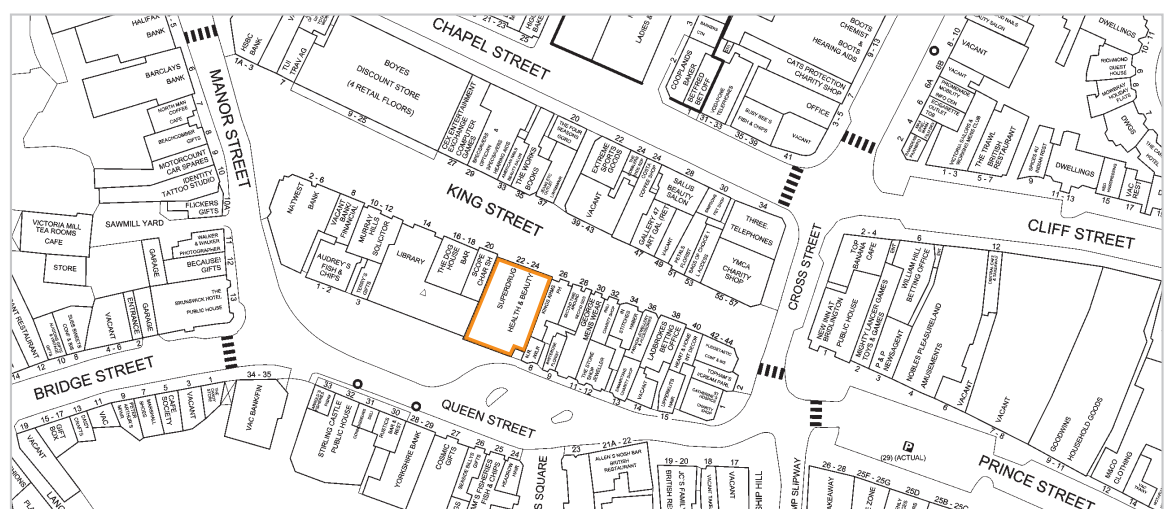
Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	303.10 sq m (3,263 sq ft)	SUPERDRUG	5 years from 14/03/2017	£40,000
First	Ancillary	276.20 sq m (2,973 sq ft)	STORES PLC (1)	on a full repairing and insuring lease	
Second	Ancillary	163.00 sq m (1,755 sq ft)			
Total		742.30 sq m (7,991 sq ft)			£40,000

(1) For the year ending 29th December 2018, Superdrug Stores Plc reported a turnover of £1,283,161,000, pre-tax profits of £88,339,000 and shareholders funds of £319,052,000 (source: SmartSearch 22/07/2020).



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