



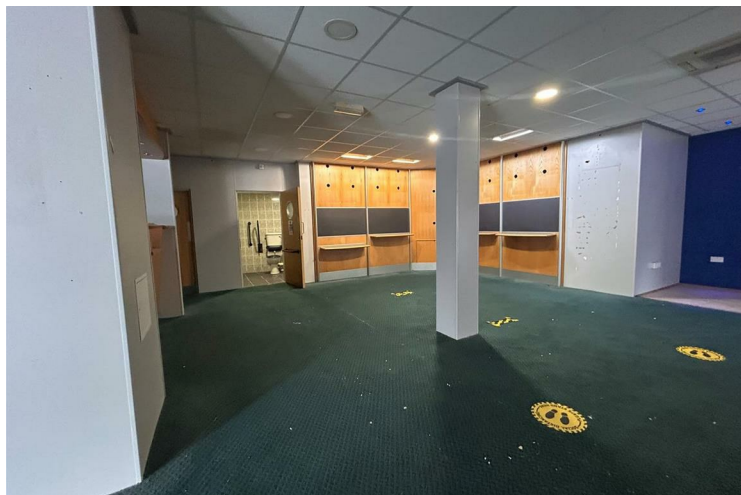
**100-102 QUEEN STREET
WITHERNSEA**

**£1,300 PCM
BOND £3,900**

Withernsea is a charming seaside town, offering a blend of local amenities and picturesque coastal views. The location on Queen Street ensures excellent visibility and accessibility, making it an attractive spot for various business ventures. Whether you envision a quaint café, a boutique shop, or an office space, the potential for growth and success in this area is significant.

**FRANK HILL
& SON**

Est. 1924



Situated in a prominent position on Queen Street, Withernsea, this spacious ground floor commercial premises offers an excellent opportunity for a variety of businesses. Benefiting from a large shop frontage with display windows, the property provides flexible accommodation suitable for retail, office or other commercial uses (subject to any necessary consents). Located within the town centre amongst a range of established businesses, the premises enjoy good levels of passing footfall and are well positioned to attract both local customers and visitors.

This property is a blank canvas, ready for your vision to come to life. If you are seeking a prime commercial space in a thriving town, this opportunity on Queen Street should not be overlooked. Embrace the chance to establish your business in a location that combines charm, community, and potential.

Main area including reception

42'6" x 24'10" (12.96 x 7.577)

A bright and spacious open-plan commercial space occupying the front of the property, enjoying a prominent shop frontage onto Queen Street with large display windows and excellent visibility. The versatile layout provides an ideal blank canvas for a wide range of commercial uses, with ample space for retail displays, customer reception or office accommodation. A fitted counter/reception area is already in place, with the accommodation extending seamlessly into the rear of the premises.

Main toilet

6'2" x 6'9" (1.9 x 2.076)

Conveniently located within the premises is a staff/customer WC, fitted with a low-level WC and pedestal wash hand basin. Finished with tiled walls and flooring, the facility provides practical amenities for day-to-day business use.

Mens toilets

8'5" x 8'2" (not including corridor) (2.568 x 2.492 (not including corridor))

A spacious communal washroom comprising separate WC cubicles, a wall-mounted urinal and pedestal wash hand basin. Fully tiled throughout for durability and ease of maintenance, the facilities offer convenient amenities for a wide range of commercial occupiers.

Back storage area and toilet

16'10" x 9'6" (5.15 x 2.908)

Located to the rear of the premises is a useful staff kitchen area, fitted with a range of base and wall-mounted units, work surfaces, sink unit and ample space for kitchen appliances. The room also provides excellent additional storage and staff welfare facilities, making it ideal for day-to-day business operations. A separate WC with wash hand basin is conveniently accessed from this area, providing further staff amenities.

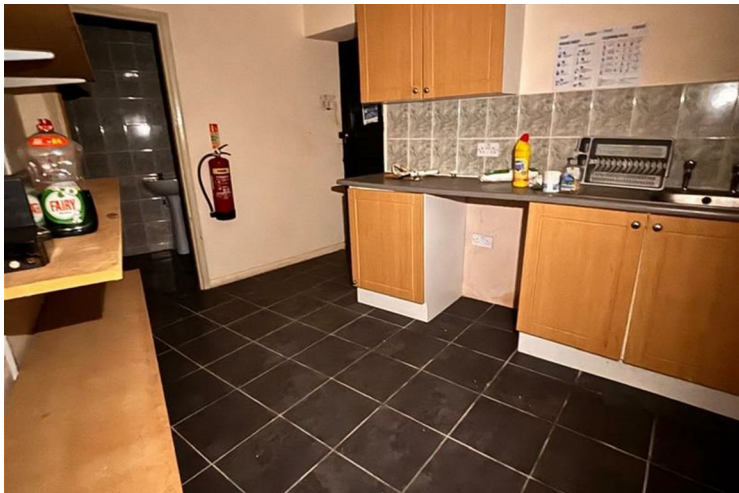
The incoming tenant is required to pay the landlord's costs of £2000.

This is for the drafting of all lease documents and reference check/assessment and is required to be paid at the point when the offer is accepted.

The following documents will be required:

1. Passport copy
2. 6-month bank statements -showing affordability of the rent obligation
3. 2 x home utility bills
4. 2 x trade references

3 months' deposit will be required. Rent is paid quarterly pursuant to lease covenants; therefore, at completion there will be 3 months' deposit and whatever portion of the rent at that point and insurance. Upto 10 year lease available.



Additional Information

BUSINESS RATES

We understand the property is assessed for business rates; however, as the premises have been unoccupied for some time, interested parties are advised to contact East Riding of Yorkshire Council to confirm the current rateable value, annual liability and eligibility for any business rates relief before entering into any agreement.

ENERGY PERFORMANCE CERTIFICATE

EPC rating - D

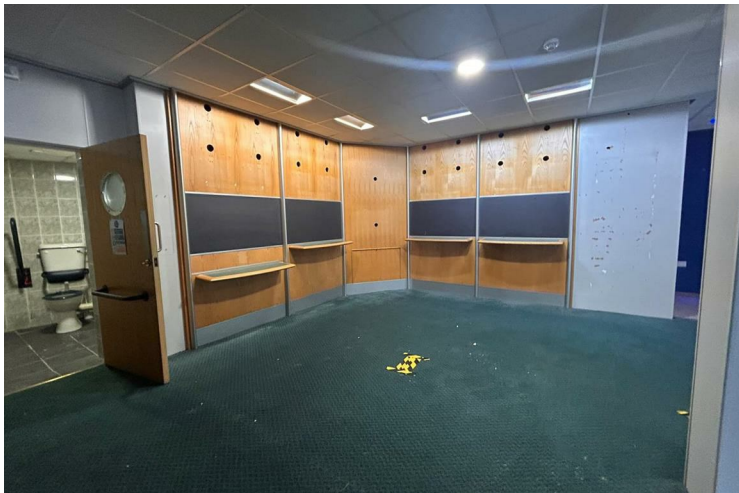
SERVICES

Mains water and electric

MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWINGS ORGANISED ONCE A COMPLETED APPLICATION FORM IS RECEIVED





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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