

TO LET

7 MARKET PLACE, BRIGG NORTH LINCOLNSHIRE, DN20 8ES



£14,500.00 (PLUS VAT) PER ANNUM

Letting Agents

DDM Agriculture

Eastfield, Albert Street

BRIGG, DN20 8HS

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GENERAL REMARKS AND STIPULATIONS

Location

Brigg is a well-established market town in North Lincolnshire with a resident population of approximately 6,000 people and it is located 27 miles to the north of the city of Lincoln and 22 miles south of the city of Hull. The town benefits from excellent road links via the M180, connecting Grimsby with Doncaster and the A15, connecting the Humber Bridge to Lincoln.

7 Market Place is situated in a prime town centre location. It has been most recently used as office premises, but it has potential for various other purposes. There is a market held every Thursday and Saturday and also a Farmers Market on the last Saturday of every month in the market place.

Description

7 Market Place is a substantial Grade II Listed, Georgian building constructed of mellow and red brick, under an interlocking clay pantile roof with dormer windows. The Property benefits from secondary glazing and an electric car charging point to the rear.

Entrance Hall

With a tiled floor and staircase leading to the first floor.

Board Room

4.50m x 4.27m with multi pane window to front elevation and access leading to the Reception Office.

Reception Office

4.93m x 3.58m with multi pane window to rear elevation and rear access door.

Front Office

4.29m x 3.99m with multi pane windows to the front and side elevation.

Rear Office

With multi pane window to the rear elevation.

First Floor

With split staircase leading to;

Office One

4.50m x 4.42m with multi pane window to the front elevation.

Energy Performance Certificate

The EPC rating is D.

Important Notice

DDM Agriculture for themselves and the Owners of this land, whose agents they are, give notice that:

(i) These particulars have been prepared in good faith to give a fair overall view of the land, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.

(ii) The tenant(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.

(iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.

(iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

Office Two

4.50m x 4.42m with multi pane window to the front elevation.

Office Three

4.09m x 3.81m with multi pane windows to the rear and side elevations.

Office Four

5.08m x 3.71m with multi pane window to the rear elevation.

Kitchenette

W.C. Facilities and Disabled W.C. Facilities

Services

Mains gas, water, electricity and drainage are connected to the property. There is a central heating system with radiators and boiler. To the rear of the property there is an electric vehicle charging point.

Business Rates

The current rateable value of the property is £7,200.00 so Small Business Rates Relief may be available and prospective tenant(s) should make their own enquiries of the Business Rate Department at North Lincolnshire Council on 01724 297000.

Planning

The property is a Grade II Listed Building. Any change of use would be subject to the necessary planning consents. Contact North Lincolnshire Council Planning Department on 01724 297000.

Viewing

Viewing is strictly by appointment with the Letting Agents on (01652) 653669.

Lease Details

The property is offered to Let by Private Treaty. Interested parties are invited to speak to Cecilie Lister of the Letting Agents on 07733 706292 to discuss their interest.

