

TO LET

BROUGHTON, BRIGG

NORTH LINCOLNSHIRE, DN15 0DB



- General Purpose/Storage Building (subject to planning)
- 13,950 sq ft (1,296m²) approx, but may sub-divide
- Three Phase Electricity and Water



Letting Agents
DDM Agriculture
Eastfield, Albert Street
BRIGG
DN20 8HS
Tel: 01652 653669
DX: 24358 BRIGG

Ref: Tori Heaton
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General Remarks and Stipulations

Location

The building is situated off the B1208, on a secure farm holding, approximately two miles north east of the village of Broughton and four miles north of the market town of Brigg. Junction 4 of the M180 lies approximately four miles to the south providing easy access on to the National Motorway Network.

Description

Building is of steel portal frame construction with block walls to 2m over Yorkshire slatted boards to eaves and concrete floor. The building measures approximately 72m x 18m equalling a total of 1,296m² or thereabouts.

The building would lend itself to a multitude of uses including general storage (subject to obtaining the relevant planning permission) as well as housing livestock, however, please note that this **CANNOT** include pigs.

Terms

The building is available by way of a new full repairing and insuring Tenancy Agreement for an initial term of twelve months. Other terms may be arranged by negotiation and the landlord may consider sub-dividing the building for multiple occupation.

Services

There is drainage, water and three phase electricity connected to the building. Please note that the services have not been tested and prospective tenant(s) are advised to check on the suitability of their services for their proposed use.

Legal Costs

The ingoing tenant(s) will be responsible for the cost of the preparation of the Tenancy Agreement up to a maximum of £200.00 plus VAT.

Limitations

Due to current farming practices in the locality the building is unsuitable for pigs. The landlord may consider funding adaptation to the building to suit individual users.

Viewing

The land may be viewed subject to a prior appointment being made with the letting agent.

Method of Letting

The land is offered to Let by Private Treaty. Interested parties are invited to speak to Tori Heaton of the agents on 01652 653669 or 07970 126304.



Important Notice

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

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