

**MARKET TOWN RETAIL PREMISES
BRIGG, NORTH LINCOLNSHIRE, DN20 8ES**



**TO LET BY PRIVATE TREATY
£5,720.00 (PLUS VAT) PER ANNUM**

Letting Agents

DDM Agriculture

Eastfield, Albert Street

BRIGG, DN20 8HS

Tel: 01652 653669

Ref: Cecilie Lister

E-mail: cecilie.lister@ddmagriculture.co.uk

GENERAL REMARKS AND STIPULATIONS

Location

Brigg is an established market town in North Lincolnshire with a resident population of approximately 6,000 people and is located 27 miles 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.

11A Market Place is situated in a prime town centre retail pitch with the property being used most recently as a florist making it very suitable for a wide range of retail uses. 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

11A Market Place forms part of a central Georgian terraced property, with a large shop display window and front door.

Accommodation

Ground floor property divided into three separate rooms.

EPC Rating

The property has a current EPC rating of G158.

Value Added Tax

VAT is payable in addition to the rent stated.

Rent

The property is offered on a fully repairing and insuring lease at a rent of £5,720.00 per annum plus VAT.

Lease Term

The property is available on a minimum lease term of 5 years. A longer term lease will be considered.

Business Rates

The property is currently assessed under the 2017 Rating List at £4,890.00. The property may benefit from 100% Small Business Rate Relief.

Services

The property has the benefit of mains gas, electricity and water supplies. Drainage is to the main sewers.

Legal Costs

The incoming Tenant will be responsible for contributing £350.00 plus VAT towards the Landlords legal costs.

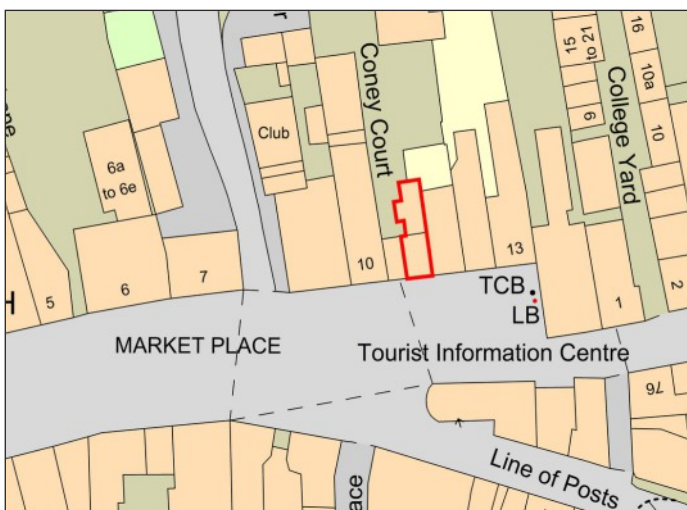
Viewing

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

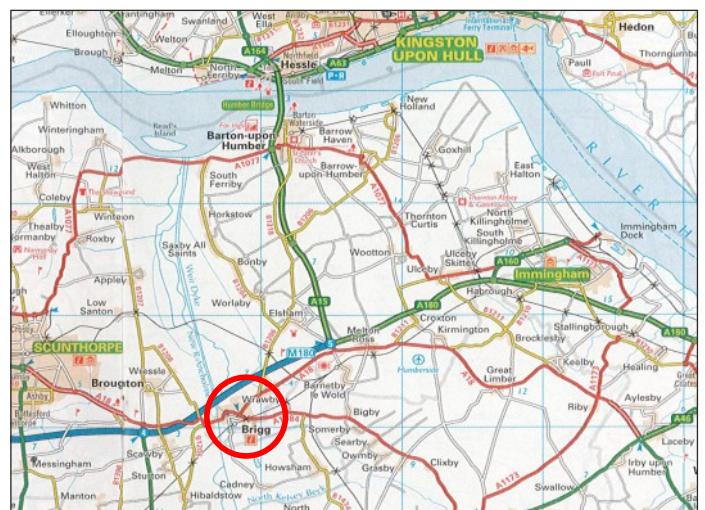
Method of Sale

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.

SITE PLAN



LOCATION PLAN



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.
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