

DDM

AGRICULTURE

TO LET PRESTIGIOUS OFFICE PREMISES

**‘THE CEDARS’, BIGBY ROAD, BRIGG
NORTH LINCOLNSHIRE, DN20 8HH**



£35,500.00 (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

The Cedars is located on Bigby Road, within the centre of the market town of Brigg, within the county of North Lincolnshire. Brigg is a popular market town, located approximately 27 miles to the north of the city of Lincoln and approximately 22 miles to the south of the city of Hull. The town benefits from convenient road links via the M180, connecting Grimsby with Doncaster and the A15, connecting the Humber Bridge to Lincoln.

Description

The Cedars is a substantial, three-storey building, constructed of red brick, under a slate roof. It benefits from extensive off-road parking on the east and west elevations of the building. It has recently undergone partial refurbishment to modernise the downstairs kitchen and toilet facilities.

Energy Performance Certificate

The EPC rating is 'D'.

Services

Mains gas, water, electricity and drainage are connected to the Property. There is a central heating system with radiators and a commercial boiler.

Business Rates

The current rateable value of the Property is £8,500.00. Any prospective tenant(s) should make their own enquiries of the Business Rate Departments at North Lincolnshire Council on 01724 297000.

Viewing

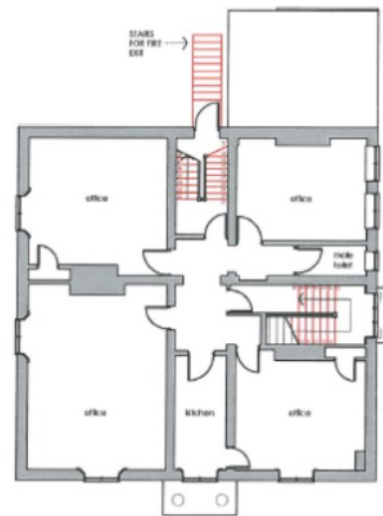
Viewing is strictly by appointment with the Letting Agents on 01652 653669.

Lease Details

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



EXISTING SECOND FLOOR PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100



EXISTING GROUND FLOOR PLAN 1:100

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.

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