

TO LET

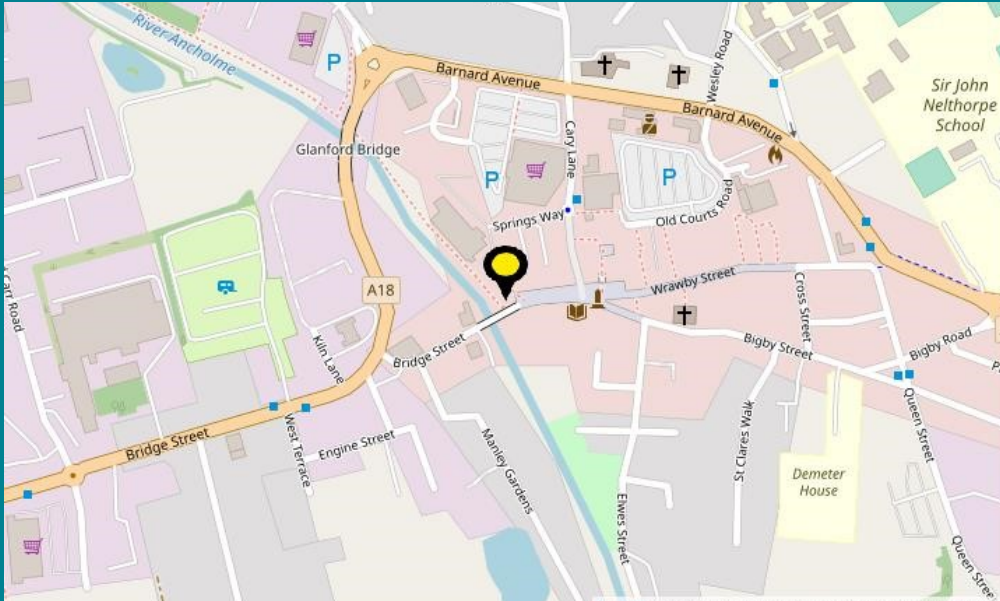
2 MARKET PLACE, BRIGG, DN20 8LH



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Ground floor retail / office premises

Forming part of larger Listed building

**Prominent location within Market Place
and close to Wrawby Street**

Large public car parks nearby

£12,000 per annum exclusive

LOCATION

The property occupies a prominent position in Market Place Brigg close to the junction with Bridge Street and a short walk from the main retail area of Wrawby Street. This is a mixed use retail and commercial area with some residential properties in the vicinity. National occupiers in the town include Lidl, Tesco, Boots, Wiko and DFS. The main shopping area is centred around Market Place and Wrawby Street. There are large public car parks nearby offering short stay free parking.

Brigg is a popular North Lincolnshire market town, sitting alongside the A18, and benefiting from easy access to the A15 and A180 to the east and to the nearby town of Scunthorpe. Brigg has a resident population of around 5,000 people with a wider, predominately rural, catchment area. The town has a market on Thursdays and Saturdays.

DESCRIPTION

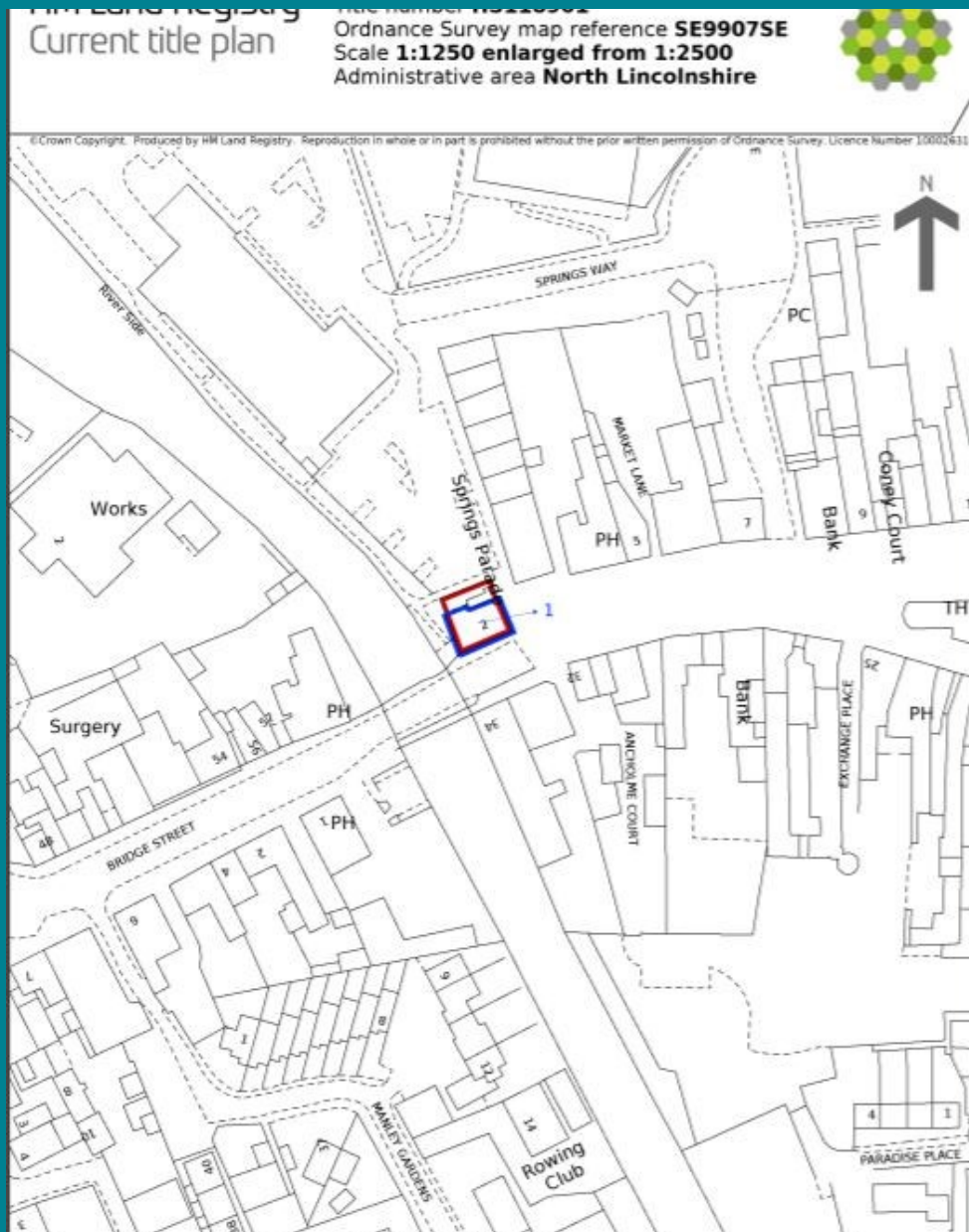
The available space forms part of a larger three storey Grade II Listed building. The building is of traditional brick construction under a tile roof and retains the character of sliding sash windows to the upper floor front elevation. The available unit is all at ground floor level and provides a former betting office which is suitable for retail or office use. There is a large display window to the side of a central entrance and a second window, also on the front elevation, which was boarded over by the previous tenant, but could easily be opened up to create more natural light and display space.

Internally the space is presented with a white box finish and benefits from a suspended ceiling with spot lighting and air-conditioning units. There is a small kitchen /staff room to the rear of the unit and a customer and staff WC. There is rear access to the unit from a shared courtyard.



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ACCOMMODATION

Ground floor retail / office: 75.44 sq m (811 sq ft)

Kitchen / staff room: 6.2 sq m (67 sq ft)

WCs

ADDITIONAL INFORMATION

Terms: The property is being offered to let on effectively a full repairing and insuring basis at a rent of £12,000 per annum exclusive. The length of lease to be by negotiation subject to a minimum lease term of three years.

Code for Leasing Premises: It is intended that the lease will be drafted in accordance with the Code for Leasing Premises. Further details on request.

Local Authority: North Lincolnshire Council.

Rateable Value: £10,250.

EPC: TBC.

Services: Mains water, electricity and drainage are connected to the property.

VAT: VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs incurred.

VIEWING AND FURTHER INFORMATION

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