

ALL ENQUIRIES

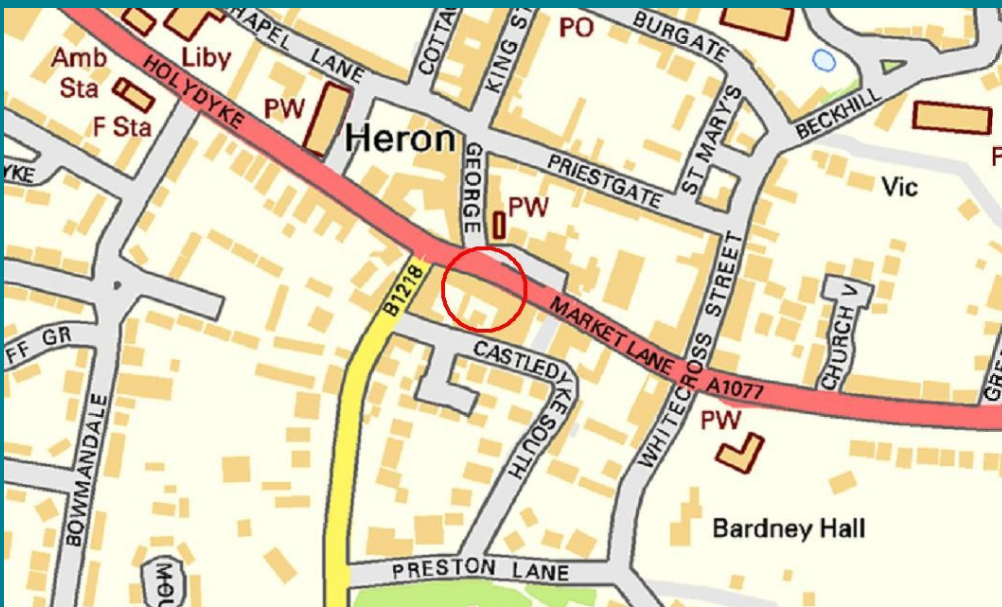
17 MARKET PLACE, BARTON UPON HUMBER, DN18 5DA



**COMMERCIAL PROPERTY EXPERTISE
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Prominent town centre retail premises

Ground floor retail 74.2 sq m (798 sq ft)

**Ancillary offices and storage space at
ground and first floor of 132.8 sq m
(1,428 sq ft)**

Free car parking available opposite

**Available on new lease at £12,000 pa or
Offers over £125,000 for the freehold**

LOCATION

The property is situated in an established mixed use commercial and retail area within Market Place, Barton upon Humber. Market Place forms part of the town's principal shopping area with nearby occupiers including Lloyds Bank, British Red Cross, BG Solicitors Harrisons Restaurant and The Co-operative Food.

Barton upon Humber is a popular Georgian town on the south bank of the river Humber alongside the Humber Bridge. The town has a population of around 9,500 people and benefits from its access to the A15 motorway link road and supports a wider catchment area.

DESCRIPTION

The property comprises a mid terraced retail premises forming part of a block of similar properties. This Grade II listed building is of traditional brick construction under a pan tile roof and benefiting from timber Georgian style display windows either side of a central entrance. There is an internal electrically operated security shutter behind the shop front.

The main retail area benefits from a suspended ceiling and perimeter trunking. Steps then lead up towards a secondary retail area towards the rear of the property. There is additional office and storage space to the rear of the ground floor area. The first floor comprises a number of individual rooms which have most recently been used for storage purposes.

Externally there is a small rear yard area with shared access and cross rights with neighbouring properties.

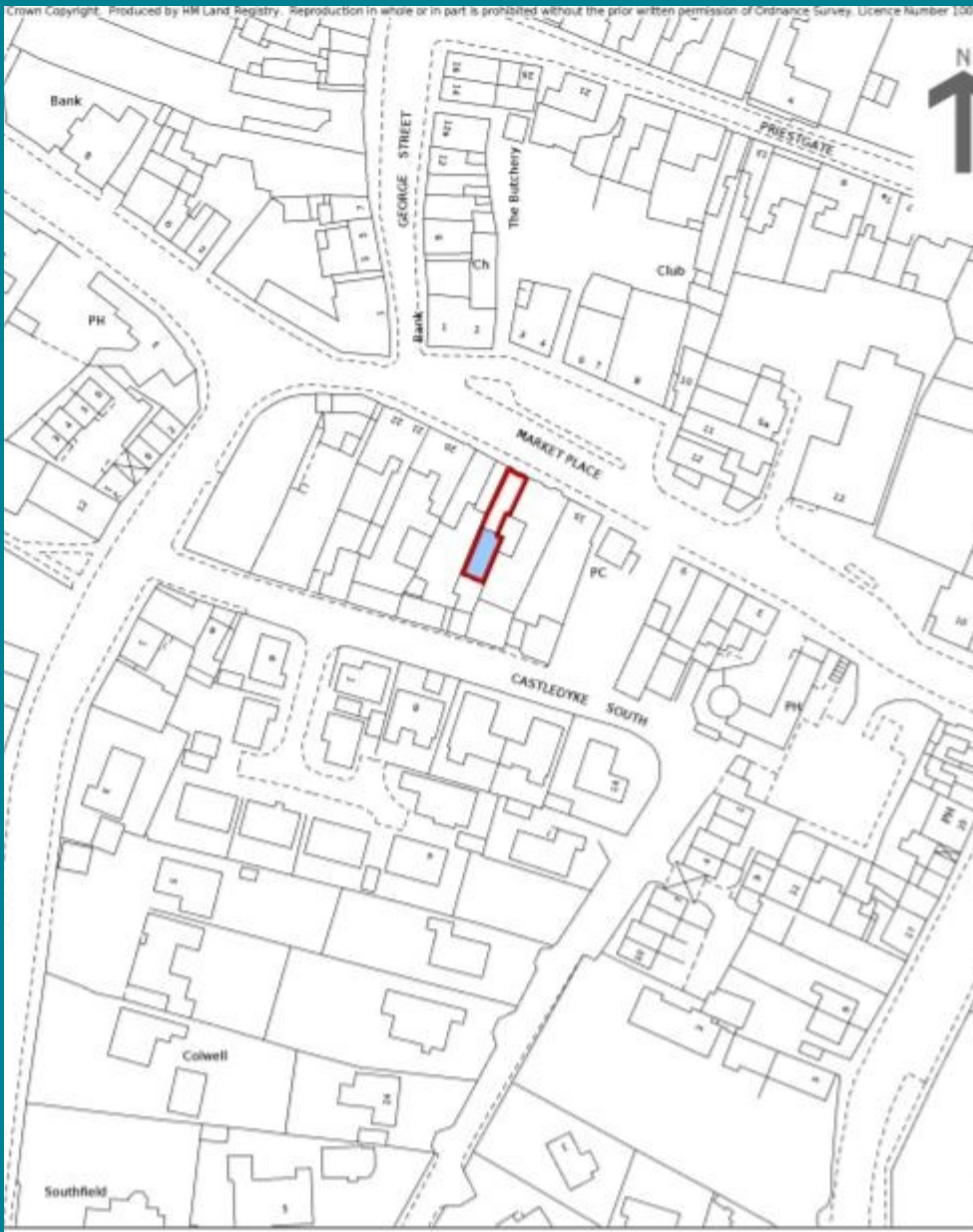
There is a free public car park within Market Place opposite the property.

Whilst the property has most recently been used for retail purposes there is scope for alternative uses including restaurant and residential subject to the necessary planning consents being obtained.



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ACCOMMODATION

Ground floor main retail area: 74.2 sq m (798 sq ft)

Ground floor offices / storage: 1938 sq m (213 sq ft)

First floor storage: 97.8 sq m (1,052 sq ft)

ADDITIONAL INFORMATION

Terms: The property is available by way of a new lease at a rent of £12,000 pa exclusive. The length of lease and other terms by negotiation. Alternatively offers over £125,000 are invited for the freehold interest.

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

Local Authority: North Lincolnshire Council.

Rateable Value: £9,400 (shop and premises)

EPC: The property has an Energy Performance asset rating D (84).

Services: All mains services are connected to the property.

VAT: All prices expressed in these particulars are exclusive of VAT. VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs incurred in respect of this transaction.

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