

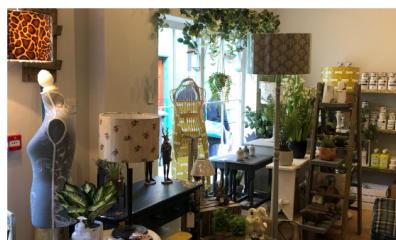


BANKS LONG&Co

UNIT 2, 14/15 WRAWBY STREET, BRIGG, DN20 8JJ

RETAIL

- Attractive ground floor retail premises
- 26 sq m (275 sq ft) NIA
- Busy thoroughfare off prime retail location within Brigg town centre
- Nearby retailers include Boots, Costa Coffee and Greggs
- Available on a new flexible lease
- **TO LET**



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The property is situated just off Wrawby Street, Brigg's prime retailing location. The town benefits from a strong mix of national and local independent retailers, including Boots, Costa Coffee, Greggs, Wilko, Lloyds and Barclays banks.

Brigg has a population of approximately 5,600 people with a wider catchment encompassing the surrounding villages around North Lincolnshire.

The town centre benefits from 2 hours free car parking and holds weekly markets every Thursday and Saturday.

PROPERTY

The property comprises an attractive bay fronted ground floor retail premises.

The ground floor sales area is open plan.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Total NIA: 26 sq m (275 sq ft)

SERVICES

We understand that mains services including water, electricity and drainage are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

We understand the property has consent for a number of uses, falling within Class E (Commercial, Business & Service Uses) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

RATES

Charging Authority: North Lincolnshire District Council

Description: Shop and Premises

Rateable value: £2,650

UBR: 0.512

Period: 2021-2022

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

It is understood that qualifying small businesses will benefit from up to 100% Small Business Rates Relief. Any prospective tenant is advised to check with the Local Charging Authority.

TENURE

The property is available **To Let** by way of an effective Full Repairing and Insuring lease, for a flexible term to be agreed.

RENT

£4,500 per annum exclusive (£86.50 per week)

VAT

VAT will be charged in addition to the rent at the prevailing rate.

SERVICE CHARGE

A service charge is payable by all the occupiers to cover the upkeep and maintenance of the common parts.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

Contact: Lewis Cove or Harry Collins

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