



JOHNSON FELLOWS

CHARTERED SURVEYORS

Brigg, 75 Wrawby Street, DN20 8JE

Retail Premises – To Let



LOCATION

The subject property is situated within the market town of Brigg, approximately 9 miles from Scunthorpe.

The property is situated on Wrawby Street which hosts a variety of local and national operators including Boots Chemist, Costa and Lloyds Bank which are in close proximity.

DESCRIPTION

The subject property comprises a grade II listed three storey mid-terrace with basement of traditional brick elevation, with a timber framed single glazed display frontage.

ACCOMMODATION

Ground Floor Sales	25.33 sq m	273 sq ft
Ground Floor Ancillary Storage	22.66 sq m	244 sq ft
Ground Floor Kitchen	2.23 sq m	24 sq ft
First Floor Ancillary Storage	51.54 sq m	555 sq ft
Second Floor Ancillary Storage	53.64 sq m	577 sq ft
Basement (useable space)	27.47 sq m	299 sq ft



TENURE

The property is available by way of a new lease for a term of years to be agreed on a full repairing and insuring basis.

RENT

£11,500 per annum exclusive.

RATES

The information supplied by the Valuation Office Agency is as follows:-

Ground Floor Rateable Value	£7,000
First Floor Rateable Value	£3,350
Second Floor Rateable Value	£2,650
Total	£13,000

Interested parties should verify this information with the local rating authority.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

EPC

Available upon application.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

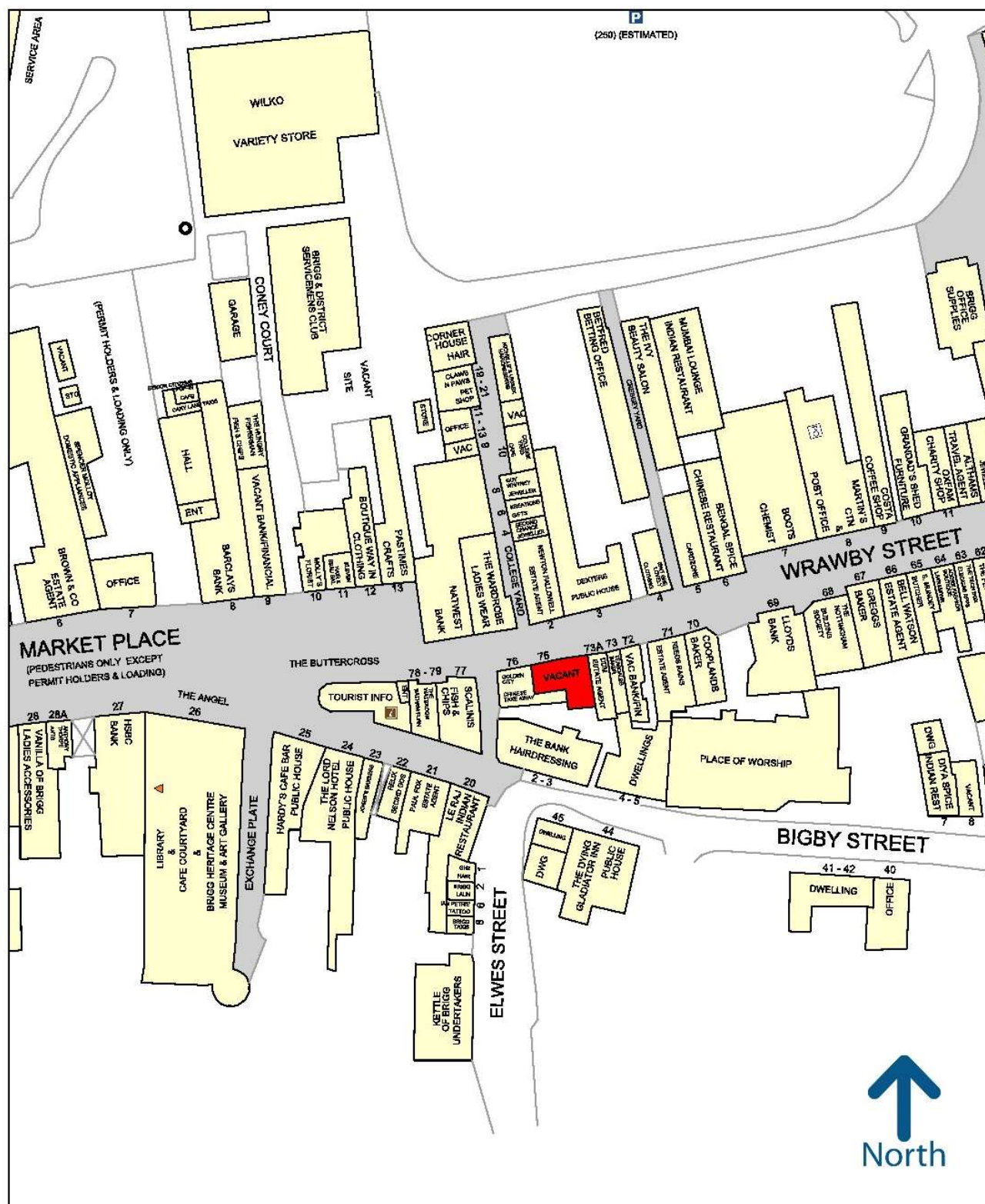
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Experian Goad Plan Created: 19/12/2018
Created By: Johnson Fellows



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