

# ALL ENQUIRIES



## 1 King Street, Barton upon Humber, DN18 5ER

- Opportunity for occupier or developer
- Ground floor retail / A2 space
- First floor offices
- Also available to let

Freehold £99,750 or To Let £9,000 pa on new lease

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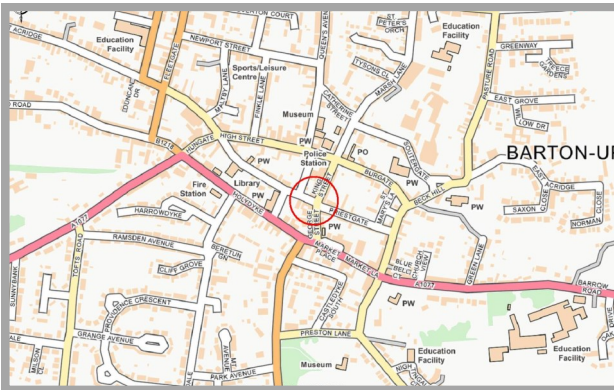
## LOCATION

The property is situated in a prime corner trading location on King Street in Barton and benefits from a return frontage to Chapel Lane and is in close proximity to the junction with George Street and Priestgate.

King Street is the town's principal shopping area with variety of national and local businesses with the town centre with nearby occupiers including Cooplands, Heron, Boots, William Hill and Lloyds Pharmacy. Additional footfall is also generated by the doctors surgery further along King Street. In addition to the retail businesses along King Street there are two estate agents.

There is limited on street parking available along King Street and George Street. There is further parking available within nearby Market Place and also on Cottage Lane which can be access via Chapel Lane.

Barton upon Humber is a popular Georgina town on the south bank of the river Humber alongside the Humber Bridge. Road communications to the town are excellent with the A15 providing access to the north and Hull via the Humber Bridge and to the south the A15 links in to the A180 and M180 at Barnetby Top.



## DESCRIPTION

The property comprises an attractive Grade II Listed Building providing retail / A2 (financial and professional services use) space at ground floor with offices at first floor level.

The property dates from the early 18th Century and is of brick construction, part rendered, under a traditional pan tile roof. The shop benefits from a timber framed display window to both the front and side elevations.

Internally the ground floor accommodation provides retail / office space with additional managers office and staff kitchen / WC's. To the first floor there are three rooms which have previously been used as office / storage space.

There are two entrances to the ground floor which does mean that subject to the necessary consents being obtained a future purchaser could subdivide the property to create self contained offices at first floor or to even to convert the upstairs to a small flat.

The property occupies virtually 100% of it's site area.

## ACCOMMODATION

### Ground Floor

Retail:- 25.2 sq m (271 sq ft)

Office:- 7.9 sq m (85 sq ft)

Kitchen and WC's

### First Floor

Three offices 39.4 sq m (424 sq ft)

## TERMS

The freehold interest is available at £99,950. The property can be leased as a whole on a full repairing & insuring basis at a rent of £9,000 per annum exclusive..

## OTHER INFORMATION

**Local Authority:** North Lincolnshire Council. For Economic Development Enquiries please telephone 01724 297330 or email [matthew.collinson@northlincs.gov.uk](mailto:matthew.collinson@northlincs.gov.uk)

**Rateable Value:** £5,500

**EPC:** TBC

**Services:** All mains services are connected to the property. Please note that the services have not been tested and prospective purchasers are advised to check on the suitability of the services for their proposed use.

**VAT:** Rents and sale prices are quoted exclusive of VAT. We are waiting for confirmation as to whether VAT is applicable to this transaction.

**Tenure:** We are advised that the property is Freehold. We are awaiting for formal confirmation from the vendors solicitors.

**Code for Leasing Premises:** It is intended that the lease will be prepared in accordance with the code which can be read at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

**Legal Costs:** The ingoing tenant will be responsible for the landlords legal costs incurred in respect of the preparation of a lease. In the event of a sale each party will pay their own legal costs.



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