



TO LET:

01482 645522

The Old Chapel, Wrawby Street, BRIGG, DN20 8JJ



£8,000 per annum.

FEATURES

First floor offices of 109.9 sq m (1,183 sq ft)

Impressive landmark building

Accessed from Chapel Court

Large public car park close by

CONTACT

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DESCRIPTION

The available office space forms part of an impressive landmark building situated within the heart of the market town of Brigg. The property comprises a former chapel which was converted in the late 1980's to provide high quality retail and office accommodation. The available accommodation is situated at first floor and comprises an open plan work area with private offices off. There are shared kitchen and toilet facilities throughout the building. The offices benefit from gas fired central heating, suspended ceilings and fluorescent lighting.

LOCATION



Access to the property is gained via Chapel Court which is a mixed office and retail development with links through to Wrawby Street. There is a large public car park close to the property accessed from Old Courts Road. Brigg is a popular North Lincolnshire market town with the main commercial area being centred around Wrawby Street. The town has a population of just over 5,000 people with a wider rural catchment area.

TERMS

The offices are available by way of a new lease on effectively a full repairing and insuring basis. There is a service charge to cover the cost of heating, lighting and cleaning and maintenance of common areas. Lease lengths to be by negotiation subject to a minimum term of three years.

ACCOMMODATION

First floor suite 109.9 sq m (1,183 sq ft)

OTHER INFORMATION

Local Authority - North Lincolnshire Council

Rateable Value – To be confirmed.

EPC - The property has an EPC Rating E. A copy can be obtained from the Agents office.

Services - All mains services are connected to the property. The agents confirm that the services have not been tested and prospective tenants are advised to check on the adequacy of these services for their purposes.

VAT - All prices expressed in these particulars are exclusive of VAT.

Commercial Property Leases – Prospective tenants are advised to take professional advice before entering into a lease. A copy of The Code for Leasing Business Premises in England and Wales 2007 can be viewed online at www.leasebusinesspremis.co.uk.

Legal Costs – The incoming tenant will be responsible for the landlords legal costs incurred in respect of the preparation of the lease.

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