



Unit 3, 1-2 Britannia Court, Queen Street, Brigg, North Lincolnshire, DN20 8BS

To Let Self Contained Ground Floor Retail Unit of 162.49sq m (1,749 sq ft) approx.



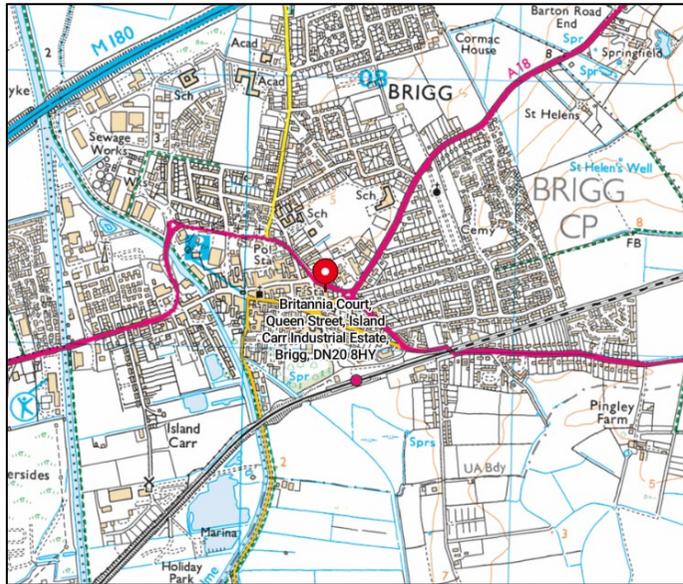
## Summary

- Self-contained retail unit of 162.49 sq m (1,749 sq ft) approx.
- Suitable for a variety of uses, subject to consent.
- Available upon new Lease.

## Location

Brigg is a medium sized market town situated between the towns of Scunthorpe and Grimsby in North Lincolnshire. This market town has a population of approximately 7,000 and is situated close to the M180 Scunthorpe to Grimsby Motorway link, with connections to the M62, M18 and the National Motorway Network. Brigg is a mixed market town of good quality residential houses, two small industrial estates and a central retail area serving a predominately rural catchment.

The premises are situated fronting onto Queen Street, being a short distance from Brigg town centre in a mixed residential/commercial location.



## Description

The property comprises an end terraced self-contained ground floor retail unit, being of traditional brick/blockwork construction beneath a pitched tiled roof. The property provides a clear span retail accommodation with kitchen, WC and disabled compliant WC to the rear.

The accommodation benefits from double glazed UPVC windows, suspended ceilings with fitted lighting together with a fire/security alarms.

## Accommodation

The property provides the following approximate accommodation which has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Retail Accommodation	162.49	1,749

## Terms

The property is available To Let, subject to the following terms and conditions.

## Rent

£10,000 per annum, exclusive of rates, VAT (if applicable) and all other outgoings. The rent is to be paid quarterly in advance by standing order.

## Lease Term

The premises are available by way of a new lease. Term by negotiation.

## Repairs and Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the insurance premium.

## Service Charge

The Tenant will be required to contribute towards the service charge levied by the Landlord in respect of the future repair/maintenance to the private roadway and any other common features. Further details are available on request from the sole agents.

## Business Rates

The Tenant will be responsible for the payment of business rates. The property is currently assessed by way of the following 2023 rating assessment £7,600 (Shop & Premises). The above assessment is subject to the current Uniform Business Rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

The rateable value is below the Government threshold for Small Business Rate Relief and therefore an occupier may be able to claim 100% exemption from Business Rates provided that they are not claiming Small Business Rate Relief elsewhere.

## EPC

**B48**

A copy of the Certificate and Recommendation Report is available on request.

## Contacts

### Tom Johnson

01724 294940 | 07955 267503  
tom.johnson@pph-commercial.co.uk



### Duncan Willey

01724 294946 | 07710 344602  
duncan.willey@pph-commercial.co.uk



Date: February 2025 File Ref: 17428



First Floor Prince House, Arkwright Way  
Scunthorpe, North Lincolnshire, DN16 1AD  
01724 282278 [pph-commercial.co.uk](http://pph-commercial.co.uk)

#### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

