



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

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