

60 Welton Road  
Brough, HU15 1BH

Office  
46.62 sq m (501.81 sq ft)

To Let

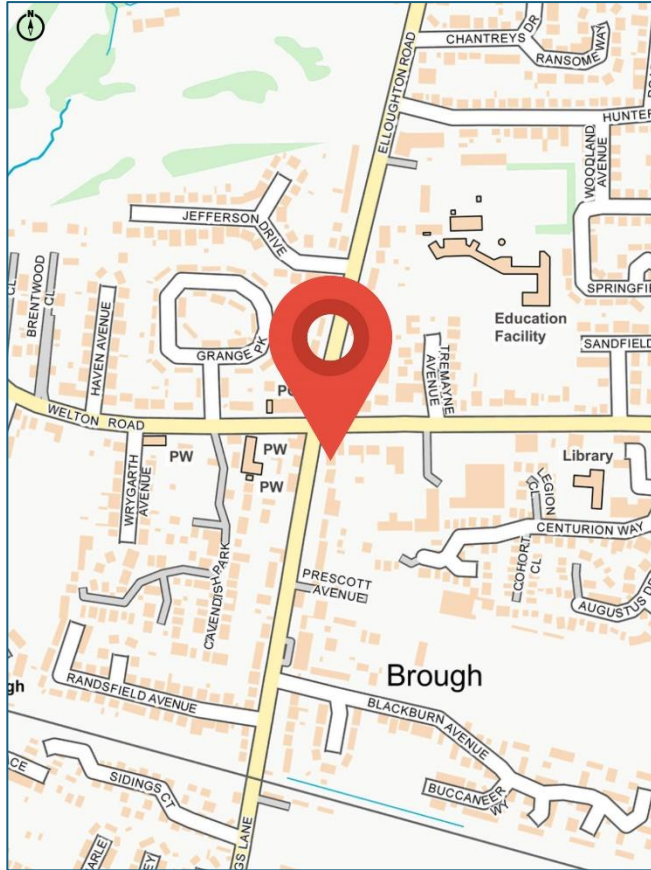


PPH

01482 648888  
pph-commercial.co.uk

## Location

The property is situated in the centre of Brough at the junction between Welton Road and Skillings Lane. Road communication links to the property are excellent with the property being approximately two miles from the junction with the A63 and one mile from Brough train station.



## Description

The property comprises of a first-floor office suite and has been divided internally to provide three main working areas.

## Summary

- Situated close to Brough town centre
- On-site car parking.
- Close to excellent road links.
- Well decorated with hard wood flooring and spotlights.

## Accommodation

The accommodation measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice briefly comprises:

	Sq m	Sq ft
Reception Area	4.17	44.88
Office 1	14.40	155
Office 2	25.19	271.14
Kitchen	2.86	30.78
Total	46.62	501.81

## Terms

The property is available To Let on the following terms and conditions.

## Rent

The property is available at a rental of £9,000 per annum, exclusive of rates, VAT and all other outgoings and payable quarterly in advance by standing order.

## Lease Term

By negotiation.

## Repairs & Insurance

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

## VAT

The property is registered for VAT and therefore all payments made to the Landlord will be subject to VAT.

## Service Charge

The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the exterior of the property and car park. The service charge is currently estimated to be approximately £4,750 per annum.

## Business Rates

The Tenant will be responsible for the payment of business rates. Verbal/Internet enquiries with the Local Authority reveal that the property currently attracts a rateable value/2023 rating list assessment of £4,750.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly. As the rateable value is below £12,000 there are currently no rates payable for companies who qualify for small business rates relief.

## EPC

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

**D 100**



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