

Retail Unit

To Let



Unit 3, 14-15 Wrawby Street, Brigg
DN20 8JJ

#1244491/20261



Unit 3, 14-15 Wrawby Street

Brigg, DN20 8JJ



Agreement

To Let



Detail

Retail Unit



Rent

£4,950 pax



Size

32 sq m (345 sq ft)



Location

Brigg, DN20 8JJ



Property ID

#1244491/20261

For Viewing & All Other Enquiries Please Contact:



Ashley Humphrey

Surveyor

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E: ashley.humphrey@eddisons.com

Property

The property comprises an attractive bay fronted ground floor retail premises.

The ground floor sales area is open plan and, internally, benefits from painted plastered walls with storage and WC facilities.

The property also benefits from being fully alarmed.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	32	345

Energy Performance Certificate

Rating: C71

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: North Lincolnshire Council
Description: Shop and Premises
Rateable value: To be confirmed

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates – GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£4,950 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

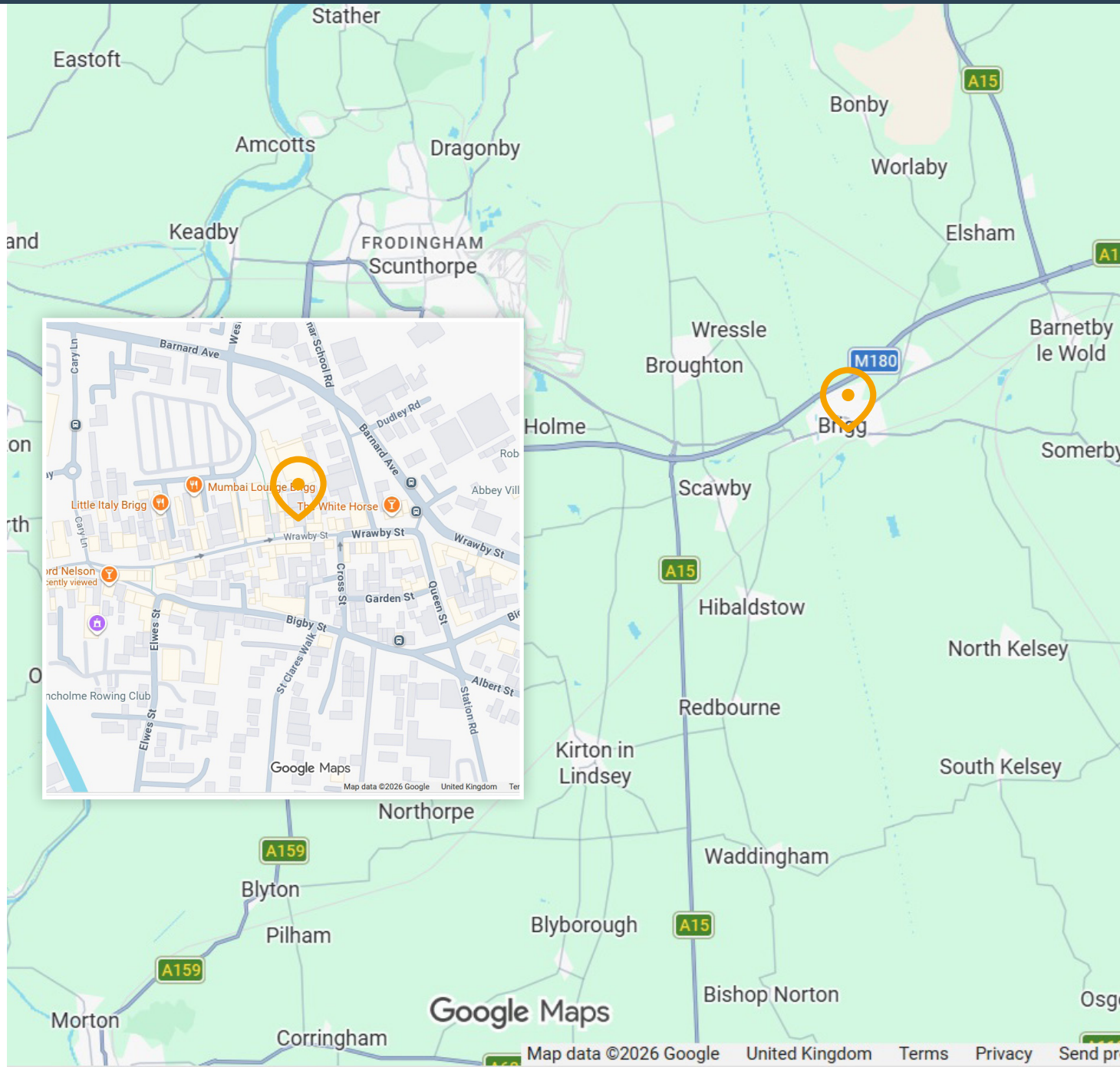
Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is situated just off Wrawby Street, Brigg's prime retailing location. The town benefits from a strong mix of national and local independent retailers, including Boots, Costa Coffee, Boyes, Wilko and Lloyds Bank.

Brigg has a population of approximately 5,600 people with a wider catchment encompassing the surrounding villages around North Lincolnshire. The town centre benefits from 2 hours free car parking and holds weekly markets every Thursday and Saturday, as well as a prosperous farmer's market held on the 4th Saturday of every month.





Google Maps

