

TO LET

GROUND FLOOR, 37/39 High Street, Barton upon Humber, DN18 5PD



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Double fronted retail shop

High street trading position

Last used as a hairdressing salon

Retail sales 58.6 sq m (630 sq ft)

Available on new lease - initial rent £6,600 per annum

LOCATION

The property is situated with frontage onto High Street in Barton upon Humber. There are a variety of local businesses within Barton town centre with nearby occupiers including Smith and Walker Opticians and R N S Chartered Accountants. Barton upon Humber is a popular Georgian town on the south bank of the River Humber alongside the Humber Bridge and A15. The town has a population of over 10,000 people and benefits from a larger catchment area.

DESCRIPTION

The available accommodation provides a ground floor retail unit with double frontage. It was full refurbished internally, including new floors, plastered walls and ceilings, electrics and lighting within the last 10 years. To the rear of the retail accommodation there is an ancillary kitchen area and staff WC facility. Externally there is a small rear enclosed courtyard.

The shop for the last 10 years has been occupied by an established hairdressing salon business. It potentially could be re-opened for this same use.

ACCOMMODATION

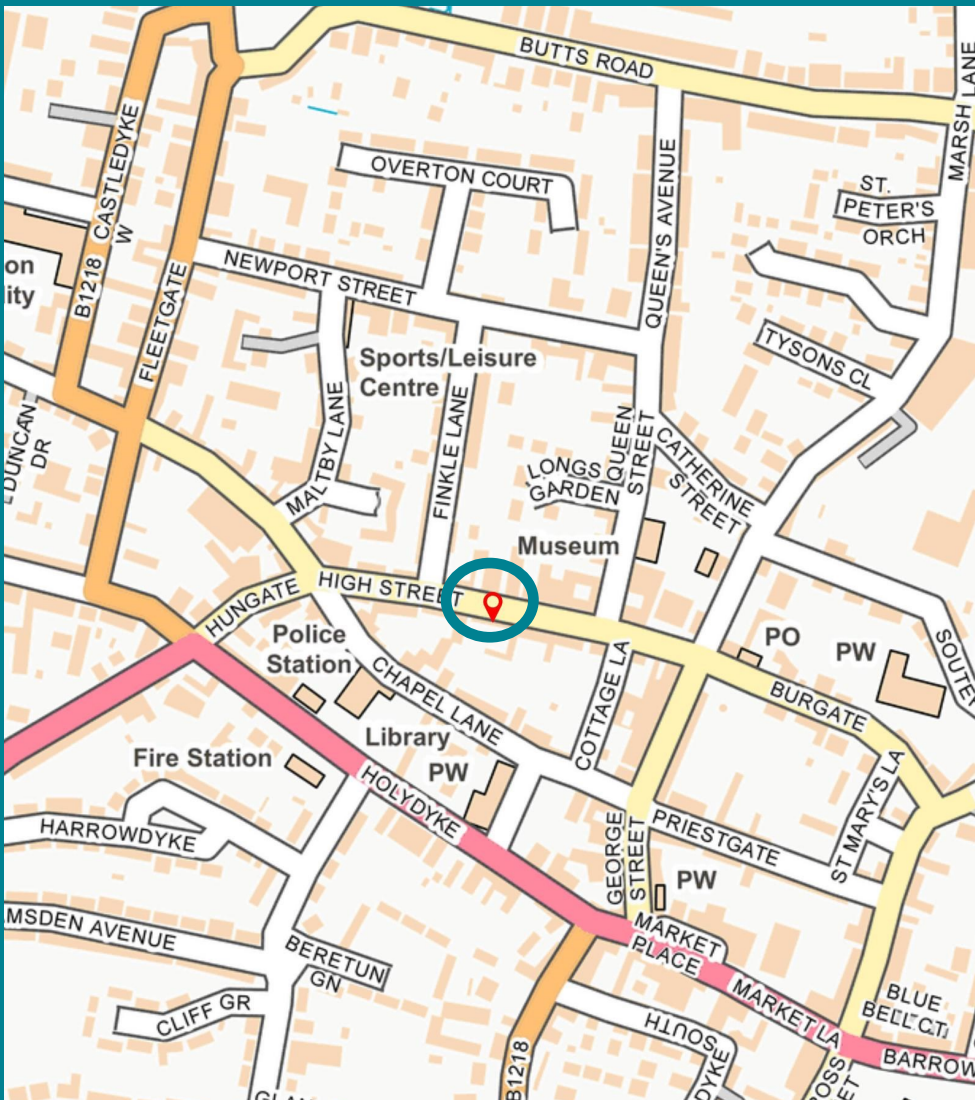
The property has been measured on a net internal basis.

Retail Area 58.6 sq m (630 sq ft)

Kitchen 3,8 sq m (41 sq ft)

WC





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TERMS

The shop premises are available by way of a new lease. The lease will be for a term of 3 years on effectively a full repairing and insuring basis. The rent will be £6,600 per annum.

ADDITIONAL INFORMATION

Local Authority: North Lincolnshire Council.

Rateable Value: The property is shown in the Rating List as “Shop and Premises” with a rateable value of £6,200.

EPC: TBC.

Services: The property is connected to the mains supply of electricity, water and drainage. Strip lights are provided within the retail area and a smoke alarm system is fitted. The agents confirm the services have not been tested and prospective tenants area advised to check the adequacy of the services for their purpose.

VAT: All rents and services charges quoted are exclusive of VAT.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

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

VIEWING AND FURTHER INFORMATION

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