



# FOR SALE

RETAIL / RESIDENTIAL INVESTMENT

9 - 21 College Yard, Brigg, DN20 8JL



Sanderson  
Weatherall





## Key Points

- Mixed use commercial investment property
- Town centre location
- Busy pedestrianised link between Old Courts Road car park and Wrawby Street
- Beauticians and two fashion retailers at ground floor with office tenant above
- Current rental income £21,800pa
- Freehold
- Offers invited over £200,000

## Location

The property is located on College Yard in Brigg. This is a mixed use commercial and retail area within the town centre providing a walk through between the Old Courts Road car park and Wrawby Street. The town centre is home to a wide variety of local and regional businesses but also benefits from national names including Tesco, Boots and Lidl.

The Old Courts Road car park provides free parking for up to 2 hours.

Brigg is a popular North Lincolnshire market town situated adjacent to the A18. The town has a population of 5,600 people with a wider, mainly rural, catchment area.

## Description

The property comprises a multi-let retail and commercial investment property occupying a prominent position. The building is of traditional brick construction under a pitched pan tile roof.

The retail element comprises 5 units which have been reconfigured to provide space for 3 tenants. The first floor space is let to a single office tenant, but does offer the flexibility to be sub-divided in the future to provide two separate letting units.



## Accommodation

Please see the attached tenancy schedule.

## Lease Terms and Price

Please see the attached tenancy schedule.

Offers are invited over £200,000 for the freehold interest in the property.

## Local Authority

North Lincolnshire Council

## Local Authority Charges

All of the premises are below the small business rates relief threshold.

## EPC

Copy EPCs are available for download from our website.

## Services

Mains water, electricity and drainage are connected to the property.

## VAT

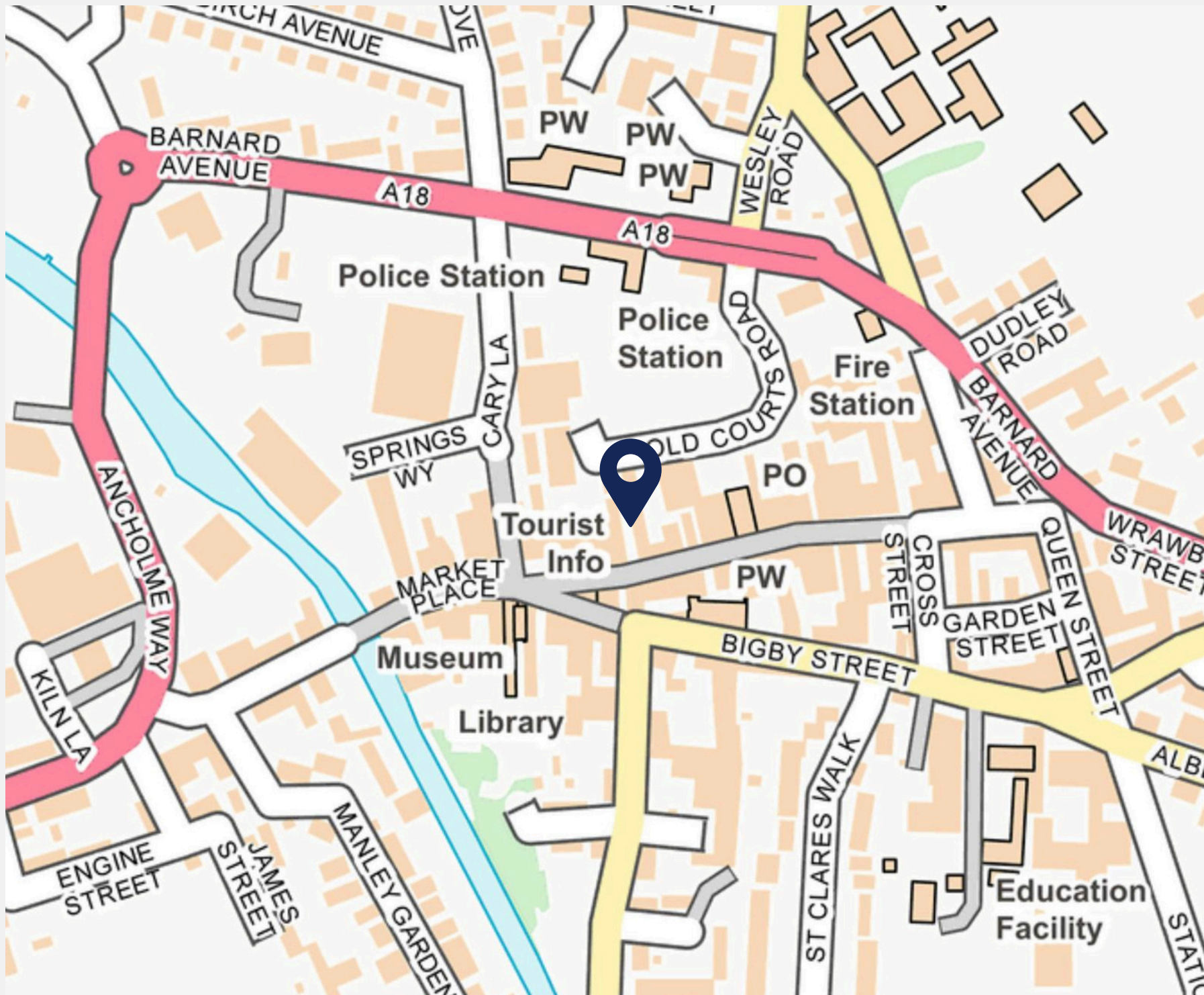
The price quoted is exclusive of VAT. VAT is not applicable to this transaction.

## ACCOMMODATION AND TENANCIES

Unit	Tenant	Sq M	Sq ft	Start Date	End Date	Rent pa	EPC	Rateable Value
Ground Floor Shop 9 - 11	P Heap	29.67	319	01.02.24	31.01.27	£5,460	C - 58	£5,400
Ground Floor Shop 13	S Jarman	15.57	168	19.02.24	31.01.27	£3,120	C - 66	£3,400
First Floor Offices 15 - 17	J Jones & K Johns	96.80	1,042	01.01.23	31.12.25	£7,500	D - 82	£5,900
Ground Floor Shop 19 - 21	C O'Hagan & H L Atkinson	41.35	445	01.02.24	31.01.25	£5,720	C - 51	£8,500

All leases have been granted using the standard template “Law Society Business Lease - part of building”. Leases have been contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954. Copies can be made available on request.





### Legal Costs

Each party will be responsible for their own legal costs incurred in respect of this transaction.

### Money Laundering

In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Selling Agents:

Carl Bradley  
07971 875863  
[carl.bradley@sw.co.uk](mailto:carl.bradley@sw.co.uk)

Rob Hutchinson  
07903 141594  
[rob.hutchinson@sw.co.uk](mailto:rob.hutchinson@sw.co.uk)

Office Tel No: 01482 645 522

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

