

TO LET

UNIT 18, 3 MORLEY YARD, BRIGG, DN20 8JD



/// [love.unhelpful.fashion](https://www.love.unhelpful.fashion)





First floor premises with Class E use

Previously used for offices

Suitable for other uses

Close to car park

Available on new lease: £100 / week exclusive

LOCATION

The available offices form part of the attractive Chapel Court development within the heart of the market town of Brigg. Morley Yard provides a pedestrian thoroughfare between Old Courts Road and the pedestrianised shopping area of Wrawby Street. There is a large car park accessed from Old Courts Road with short stay parking being free of charge.

Brigg is a popular North Lincolnshire market town with the main commercial area being centred around Wrawby Street and Market Place. Other nearby occupiers include Boots and Boyes. Brigg sits alongside the A18 and offers easy access to the neighbouring town of Scunthorpe and also to the M180 / A180 / A15 at Barnetby Top. The town has a population of just over 5,000 people with a wider, mainly rural, catchment area.

DESCRIPTION

The available space is situated primarily at first floor and benefits from a self contained ground floor entrance lobby and toilets.

The office space has new LED lighting, gas fired central heating and perimeter trunking to part. The offices will be redecorated prior to a new tenant taking occupation.

There is an additional staff room which has a sink and base units. There is sufficient space for some storage within the staff room.

ACCOMMODATION

Ground Floor

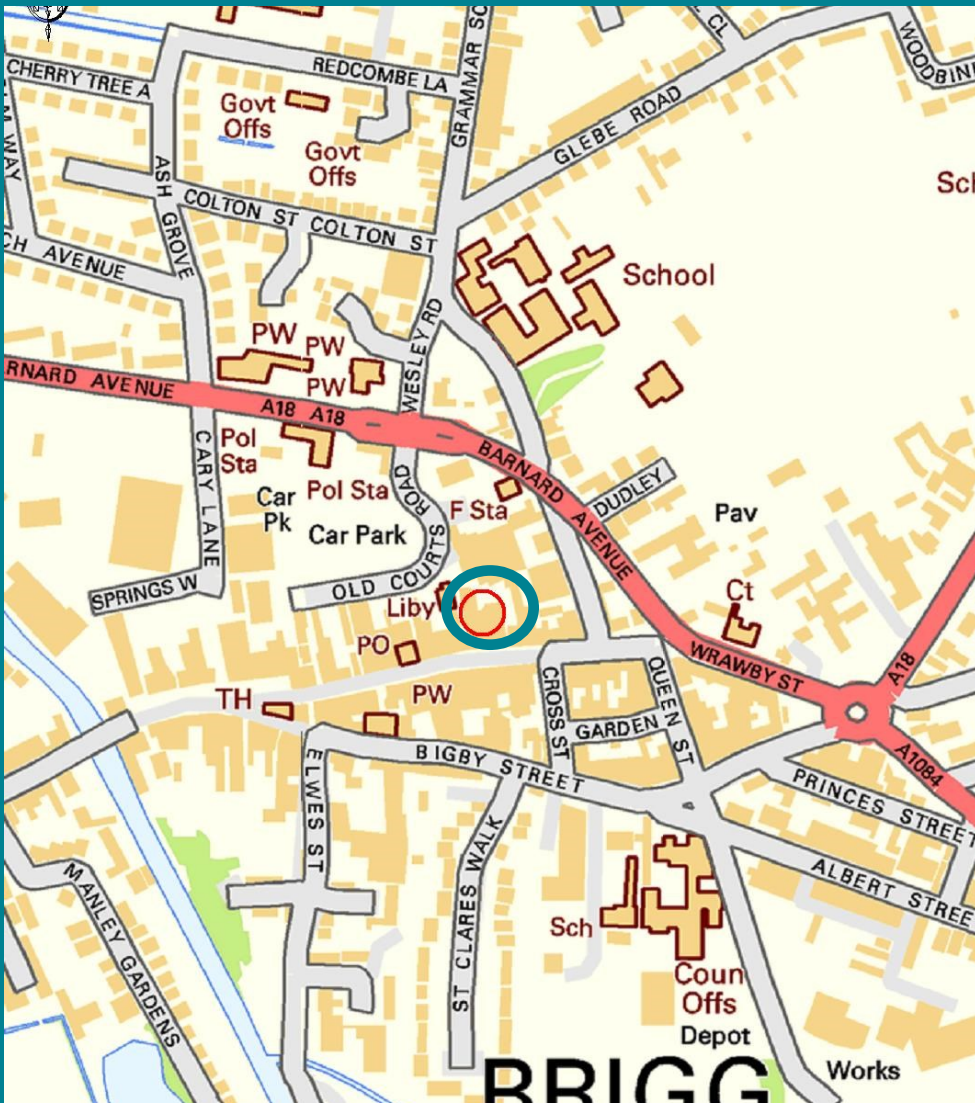
Entrance lobby with WCs

First Floor

Office 28.85 sq m (310 sq ft)

Staff Room 8.43 sq m (90 sq ft)





**COMMERCIAL PROPERTY EXPERTISE
ACROSS THE HUMBER REGION AND BEYOND...**

VALUATIONS • SALES & LETTINGS • LEASE ADVISORY • MANAGEMENT • BUSINESS RATES

NOTICE. Prospective purchasers will be asked to provide proof of their identity and evidence of funding in order to comply with the Anti Money Laundering Regulations. Clark Weightman Limited for themselves and for the Vendors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer of contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

TERMS

The premises are available by way of a new lease on an internal repairing and insuring basis plus a service charge to cover a contribution towards external painting and the general upkeep of the Chapel Court area. The rent is **£5,200** per annum. The length of lease by negotiation. The service charge is currently estimated at £150 per annum. Buildings insurance is recharged separately.

ADDITIONAL INFORMATION

Local Authority: North Lincolnshire Council.

Rateable Value: The property is shown in the rating list as office and premises with a rateable value of £2,200. Tenants may be eligible for Small Business Rate Relief.

EPC: TBC

Services: All mains services are connected to the property. The services have not been tested and prospective tenants are advised to check on the suitability of the supplies for their proposed use.

VAT: All rents and services charges quoted are exclusive of VAT. VAT is applicable to this transaction.

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: Each party will be responsible for their own legal costs incurred.

VIEWING AND FURTHER INFORMATION

Rob Hutchinson
Operations Manager

07903 141594
robhutchinson@clarkweightman.co.uk

Carl Bradley
Director

07971 875863
carlbradley@clarkweightman.co.uk

Ref: 23/149



**01482
645522**

Chartered Surveyors and
Commercial Property Consultants
www.clarkweightman.co.uk