



TO LET

UNIT 2, THE OLD TILEWORKS BUSINESS & RETAIL UNITS

FAR INGS ROAD, BARTON UPON HUMBER, DN18 5RF

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Suitable for a wide range of occupiers

Set within the popular Old Tileworks development

Located within a terrace of seven similar units

Ample on site parking

Available on new lease: £6,000 per annum excl.

LOCATION

The available unit is situated within The Old Tileworks development access from Far Ings Road on the outskirts of Barton upon Humber. This is a thriving development which is home to The Humber Bridge Garden Centre and The Old Tileworks Restaurant along with a Foodhall and a range of craft and small businesses.

The Old Tileworks sits immediately to the west of the Humber Bridge and benefits from easy access to the A15. Visitors come from both banks of the Humber with the catchment area increasing as time progresses.

Tenants will enjoy the benefit of the extensive grounds including a lake and garden areas.

DESCRIPTION

The unit itself comprises a mid terraced single storey business / retail unit being of traditional brick construction under a pitched tile roof. There is a pair of timber access doors with glazed panels at the top.

Internally the unit benefits from a concrete floor, painted blockwork walls and painted plaster finished ceiling. There is surface mounted fluorescent lighting and three phase electricity. There is a communal heating system serving all of the units. There is a WC in the corner of the unit and a hand-wash sink.

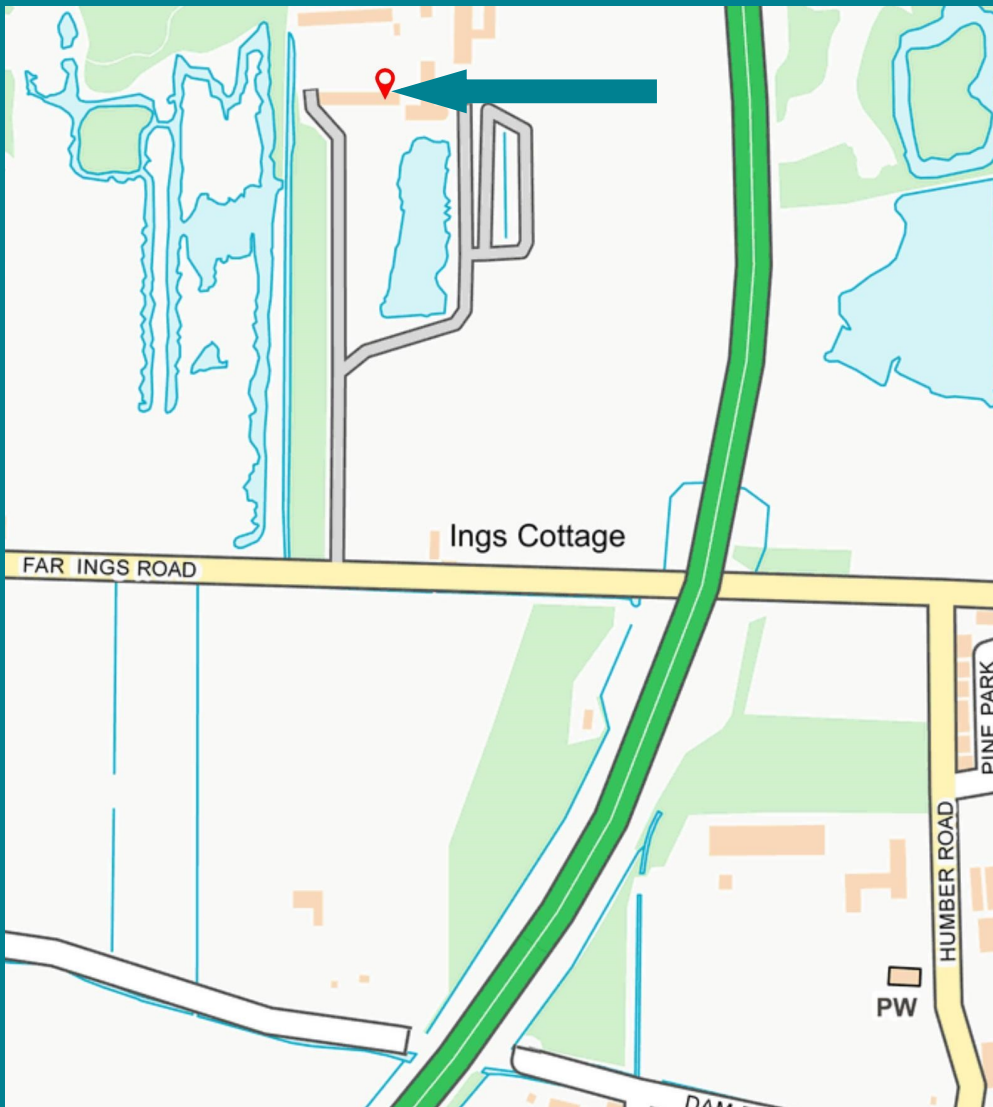
There is an internal dividing wall and counter within the unit creating a small reception area. The landlord is willing to remove this if a new tenant would prefer an open plan space.

There is ample on site parking and room for loading purposes.

ACCOMMODATION

Gross internal area	56.3 sq m	(606 sq ft)
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TERMS

The unit is available by way of a new lease at a rent of £6,000 per annum exclusive. The lease will be for a term of three years. The tenant will be responsible for the internal repair, maintenance and repair of the unit including the doors and glazing. In addition the tenant will pay a £20 per month maintenance charge as a contribution towards the landlords costs in respect of the repair and maintenance of the main building and common areas.

ADDITIONAL INFORMATION

Local Authority: North Lincolnshire Council.

Rateable Value: £5,000 (Business Unit and Premises). Small Business Rate Relief may be applicable.

EPC: TBC.

Services: Mains water, electricity and drainage are connected to the unit. The cost is recharged by way of sub-metered readings.

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

Legal Costs: The landlord uses a standard tenancy agreement for the development. The tenant will pay £200 plus VAT for the cost of the agreement.

VIEWING AND FURTHER INFORMATION

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