



www.the-moneybox.com

Buy/Sell/Pawn • 28 Day Buybacks • Cheque Cashing

The Money Box

• We Buy Gold

• Laybys

• Accessories

01652 634799



WESTERN UNION

Send and receive money here

MoneyGram

Send and receive money here

Buy
We stock a wide range of new & pre-owned items

Sell
We will consider any unscrapped items you have for sale

Send and receive money here

28 Day Buyback
Use our buyback service for instant cash on items you want to keep and buy back!

We Buy Gold
Quick Cash for Gold, Silver, Watches, Coins + Broken Jewellery

Send and receive money here

MoneyGram

Send and receive money here

Accessories
We stock a wide range of mobile phone and tablet accessories + much more

Unlocking
We are able to unlock most Makes + Models of mobile phones to any network

TO LET

I MARKET PLACE

BARTON UPON HUMBER, DN18 5DA

/// jems.juniors.repeats





Ground floor Class E unit

Additional first floor storage / staff room

Landmark town centre building close to parking

Currently used for retail purposes but scope for alternative uses

Available on new lease: £17,500 per annum

LOCATION

Situated in the heart of the Georgian town of Barton upon Humber the property occupies a prominent position on the corner of Market Place and George Street. This is a mixed use area with other properties in the immediate area including retail units, Banking Hub, restaurants and offices. The town centre is vibrant with a core of local independent retailers. There is on street parking available within Market Place and on George Street. There are busy pedestrian flows through Market Place.

Barton upon Humber is a popular town on the south bank of the Humber estuary close to the Humber Bridge. The population is around 12,000 people but increasing as a result of new housing developments in the town. There is a wide, mainly rural, catchment area.

DESCRIPTION

The available space forms the ground floor of a prominent landmark building situated in the centre of Barton upon Humber. Prior to it's current use it was occupied by a high street bank. The accommodation provides a clear span retail area across the front of the building with ancillary office, storage space (including the former strong rooms) and toilets to the rear. There is further storage space and staff room at first floor.

ACCOMMODATION

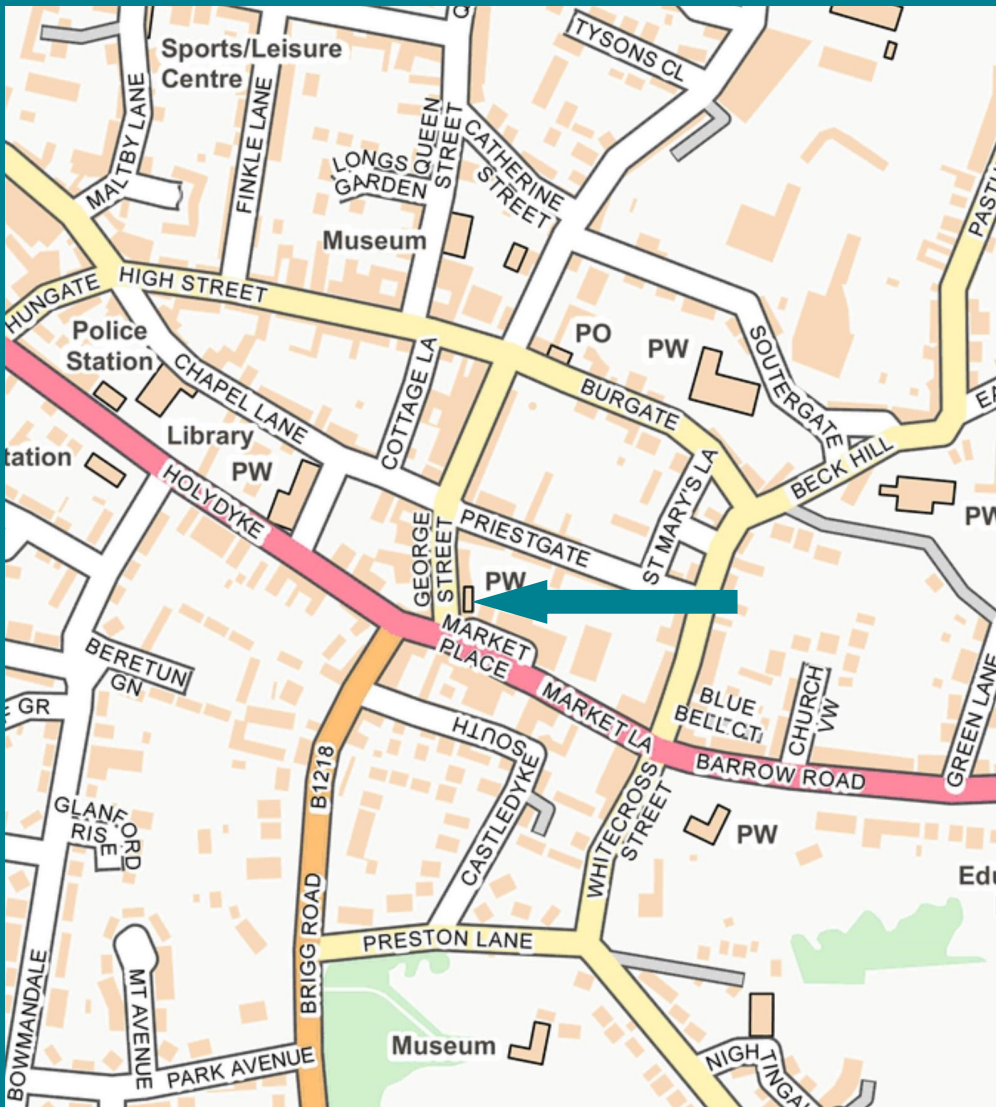
Ground Floor

| | | |
|--------------------|-----------|-----------|
| Retail | 83.1 sq m | 894 sq ft |
| Offices and Stores | 29.7 sq m | 320 sq ft |

First Floor

| | | |
|--------------|-------------------|--------------------|
| Storage | 22.7 sq m | 244 sq ft |
| TOTAL | 135.5 sq m | 1,458 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 unit is available on a new lease at a rent of £17,500 per annum. The tenant will be responsible for the repair, maintenance and decoration of the interior of the property and shop front plus a contribution towards the landlords costs incurred in respect of external repairs and maintenance and buildings insurance.

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 £12,500.
- EPC:** D.
- Services:** All mains services are connected to the property. Prospective tenants are advised to check on the suitability of the services for their proposed use..
- VAT:** The rent quoted is exclusive of VAT. VAT is not applicable to this transaction.

Code for Leasing Business Premises: It is intended that the lease will be prepared in accordance with the Code for Leasing Business Premises.

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

VIEWING AND FURTHER INFORMATION

Rob Hutchinson
Operations Manager
07903 141594
robhutchinson@clarkweightman.co.uk

Carl Bradley
Director
07971 875863
carlbradley@clarkweightman.co.uk

Ref: 24/051



**01482
645522**

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