



TO LET

UNIT 17, 1 MORLEY'S YARD, BRIGG, DN20 8JD

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Ground floor premises with Class E use

Previously used for offices

Suitable for other uses

Close to car park

Available on new lease: £4,125 pa 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

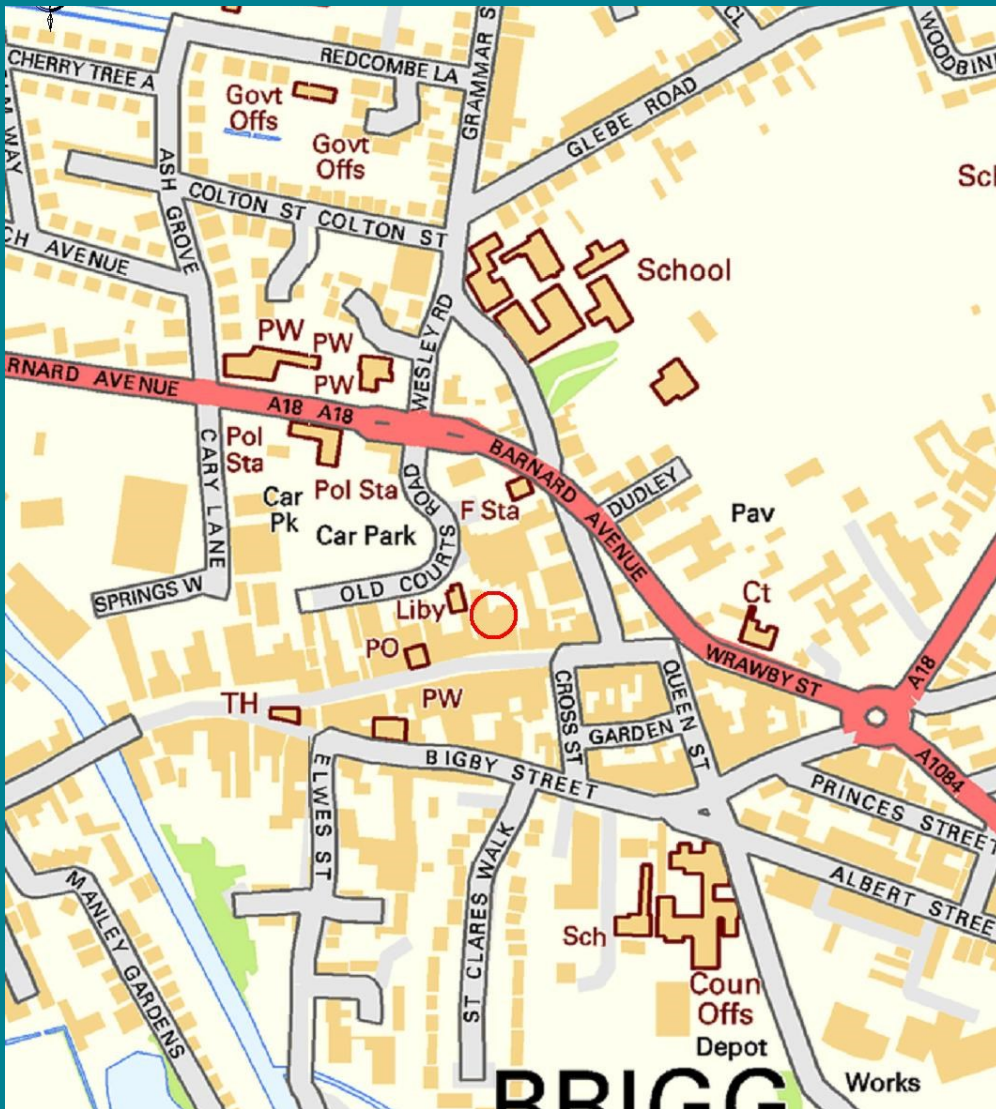
The available space comprises a ground floor, self-contained, Class E unit. It benefits from two large display windows with blinds, either side of a central entrance. The office has painted plaster walls and ceilings with surface mounted lighting and wall mounted electric heating. The floor is carpeted. There is a “tea station” in one corner of the office and a lobby leading to a WC.

The unit has most recently been used for office purposes but would also be suitable for retail use, hair and beauty etc. Please note that food use will not be permitted.

ACCOMMODATION

Net internal area	25.6 sq m	(275 sq ft)
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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 £4,125 per annum. The length of lease by negotiation. The service charge is currently estimated at £120 per annum. Buildings insurance is recharged separately (currently £65 per annum).

ADDITIONAL INFORMATION

Local Authority: North Lincolnshire Council.
Rateable Value: £3,300 (Shop and Premises). **EPC:** TBC.
Services: Mains water, electricity and drainage 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 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.

VIEWING AND FURTHER INFORMATION

Rob Hutchinson	Carl Bradley
Operations Manager	Director
07903 141594	07971 875863
robhutchinson@clarkweightman.co.uk	carlbradley@clarkweightman.co.uk

Ref: 24/053



**01482
645522**

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