



TO LET
GROUND FLOOR (REAR), THE OLD CHAPEL, WRABBY STREET,
BRIGG, DN20 8JJ

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LOCATION

The available offices form part of an impressive landmark building situated within the heart of the market town of Brigg. The building has frontage to the pedestrianised shopping area of Wrawby Street. Access to the available offices is from Chapel Court. There is a large public car park to the rear which is accessed from Old Courts Road. Short stay parking is 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 offices form part of a larger multi-let office and retail building. Access is via a shared entrance lobby off Chapel Court.

The offices themselves comprise a general open plan office area, further office / storage area, managers office and meeting room together with a staff room. The offices are well presented and benefit from a suspended ceiling with recessed lighting and central heating. There are shared toilet facilities with the other ground floor tenants.

ACCOMMODATION

Additional photographs of the property can viewed on our website.

Net internal area	88.3 sq m	(950 sq ft)
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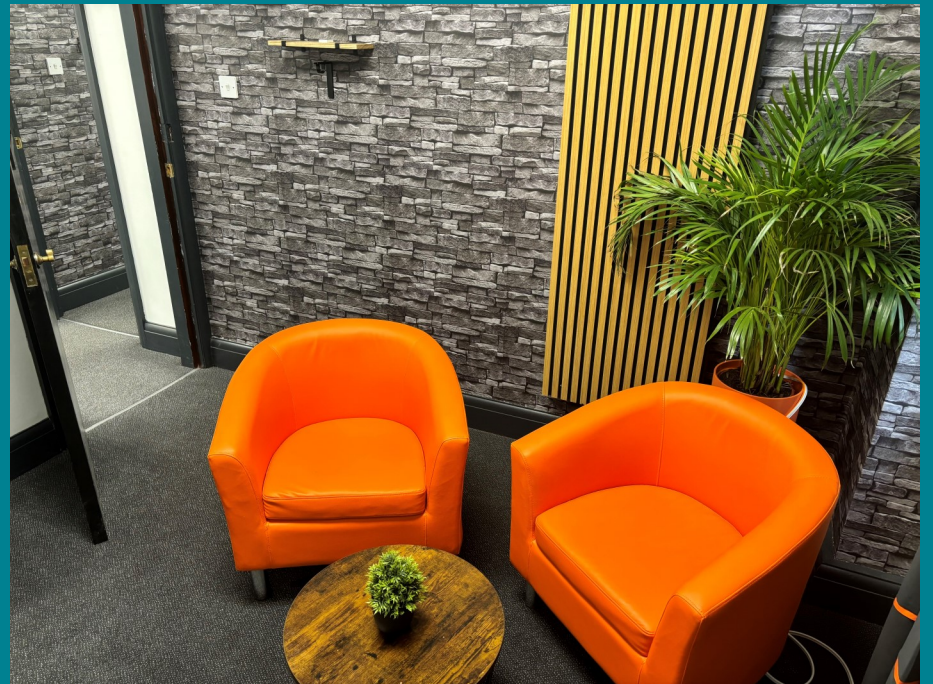
Ground floor offices within landmark building

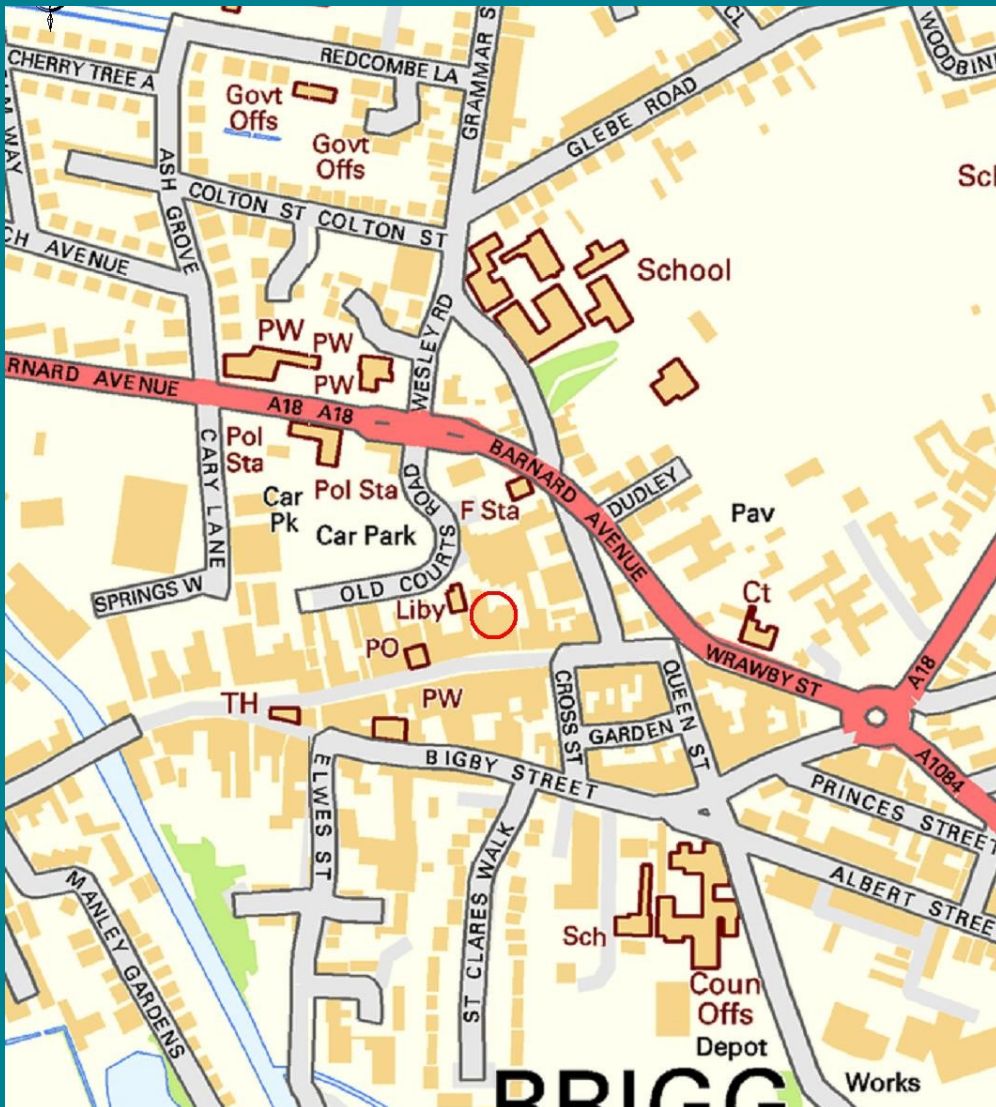
Providing open plan work area and individual offices and meeting rooms

Accessed from Chapel Court

Close to Old Courts Road car park

Available on new lease: £8,500 per annum





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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 £8,500 per annum. The length of lease by negotiation. The tenant also reimburses the landlord a fair proportion of the buildings insurance.

ADDITIONAL INFORMATION

Local Authority: North Lincolnshire Council.
Rateable Value: £5,100 (Office and Premises).

EPC: TBC.

Services: All mains services are connected to the property. The landlord supplies the utilities to the tenants and recharges a fair proportion of the total cost to each individual tenant.

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

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