



**TO LET**

**ISLAND CARR INDUSTRIAL ESTATE, BRIGG, DN20 8NQ**

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**Located to the rear of Earnshaws**

**Useful yard space**

**Popular industrial estate on edge of town centre**

**Length of lease by negotiation**

**£15,000 pa.**

## **LOCATION**

The property is situated on the western outskirts of the market town of Brigg within the Island Carr Industrial Estate. This is an established light and general industrial estate and is Brigg's principal industrial area.

The property is located close to the junction with Bridge Street and is immediately behind Earnshaws. Other occupiers in the immediate vicinity include Peacock and Binnington, TJ's Coaches, DFS and Aldi.

Brigg is a popular north Lincolnshire town, adjacent to the A18 with easy access to the M180. The town has a population of around 5,000 people with a wider, mainly rural, catchment area.

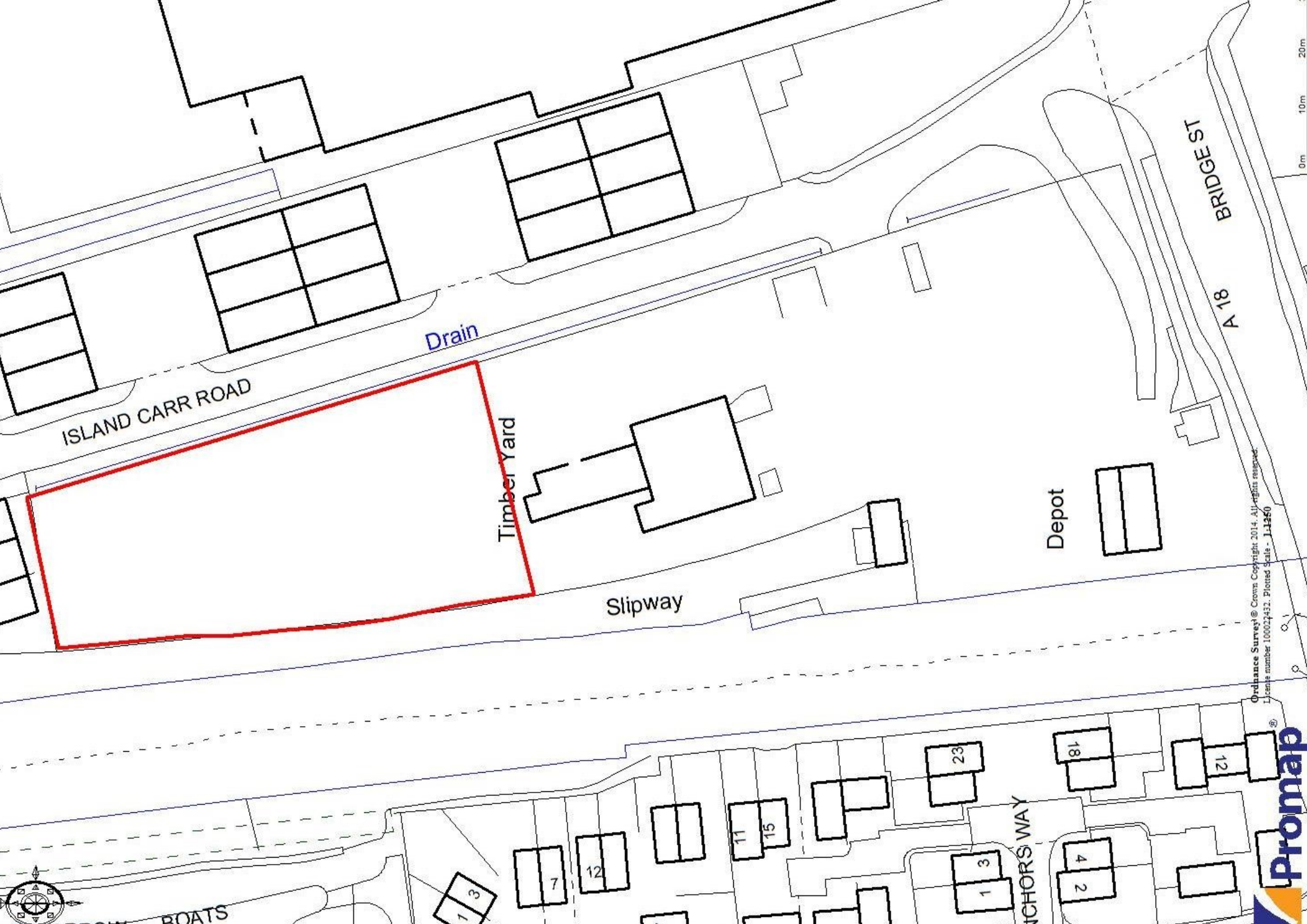
## **DESCRIPTION**

The property comprises a former timber yard which is suitable for a variety of uses including open storage, lorry parking, haulage yard, sales pitch etc subject to the incoming tenant being responsible for any necessary planning consents.

The yard has a predominantly hardcore surface with internal concrete roadways. It is broadly rectangular in shape. Access is gained through the adjoining Earnshaws premises and there is an open boundary between the two sites.

## **SITE AREA**

The site area is approx. 0.73 acres.



ISLAND CARR ROAD

Drain

Timber Yard

Slipway

Depot

BRIDGE ST

ANCHORS WAY

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0m  
10m  
20m



## TERMS

The yard is available to let by way of a new lease at a rent of £15,000 pa exclusive of outgoings. The length of lease by negotiation. The tenant will be responsible for maintaining the yard in it's current condition. The lease will be excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954. Tenants will not be permitted to sell goods or services in competition with the landlords (Earnshaws).

## ADDITIONAL INFORMATION

**Local Authority:** North Lincolnshire Council.

**Rateable Value:** £10,250 (Land used for storage and premises). Small Business Rate Relief may be available.

**EPC:** Not applicable.

**Services:** No services are connected to the yard, but service connections are close by should a tenant need mains services. Any service connections will be at the tenants own expense.

**VAT:** All figures quoted are 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.

## VIEWING AND FURTHER INFORMATION

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