

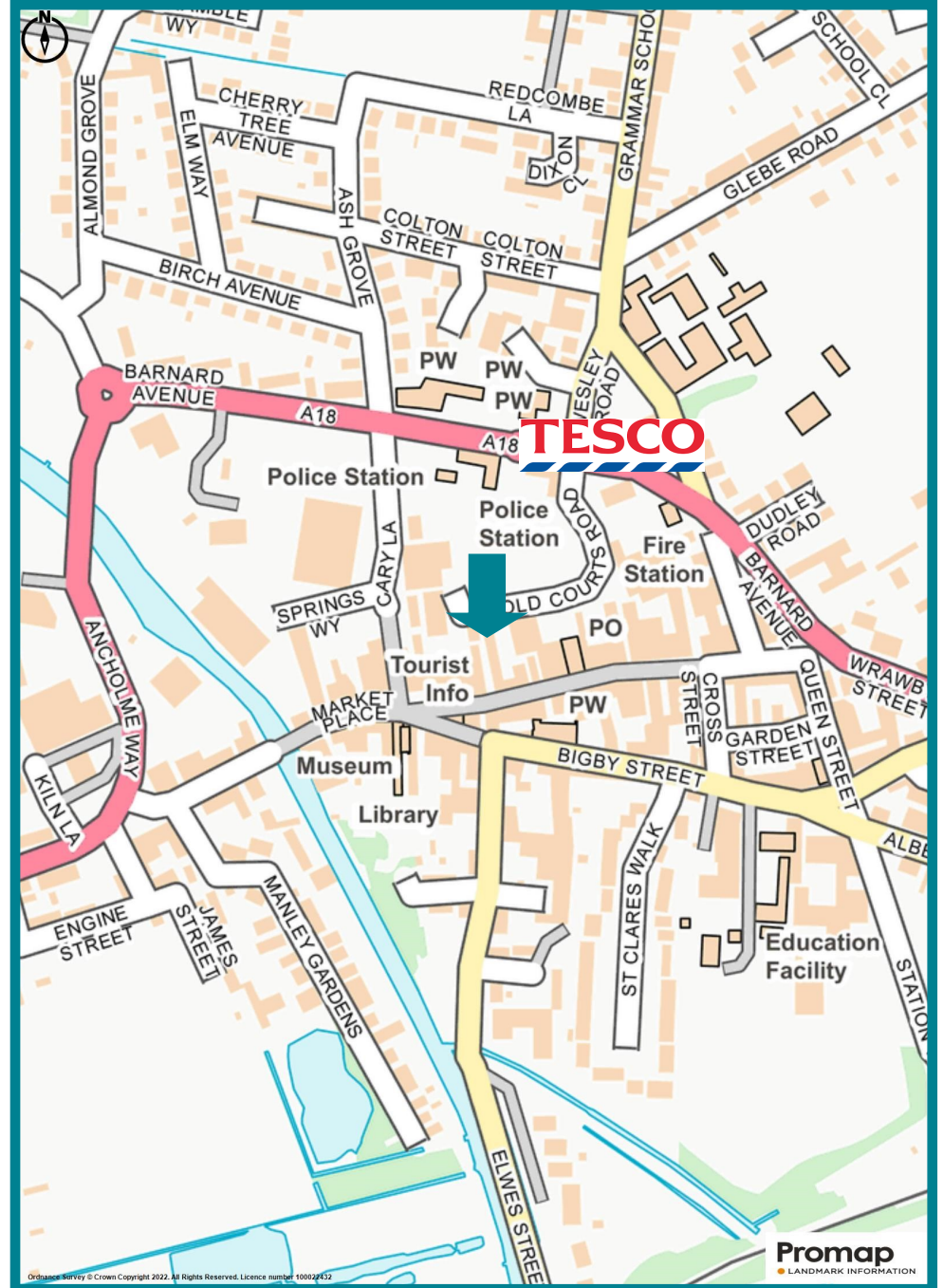
# INVESTMENT FOR SALE

## 9 - 21 COLLEGE YARD, BRIGG, DN20 8JL





- ◆ **MIXED USE COMMERCIAL INVESTMENT PROPERTY**
- ◆ **TOWN CENTRE LOCATION ON BUSY PEDESTRIANISED LINK FROM OLD COURTS ROAD CAR PARK TO WRAWBY STREET**
- ◆ **BEAUTICIANS AND TWO FASHION RETAILERS AT GROUND FLOOR WITH OFFICE TENANT ABOVE**
- ◆ **CURRENT RENTAL INCOME £21,800 PA**
- ◆ **FREEHOLD**
- ◆ **OFFERS INVITED OVER £200,000**



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## LOCATION

The property is located on College Yard in Brigg. This is a mixed use commercial and retail area within the town centre providing a popular “walk through” between the Old Courts road car park and Wrawby Street. The town centre is home to a wide variety of local and regional businesses but also benefits from national names including Tesco, Boots and Lidl.

The Old Courts Road car park provides free parking for up to two hours.

Brigg is a popular north Lincolnshire market town situated adjacent to the A18. The town has a population of around 5,600 people with a wide mainly rural, catchment area.

## DESCRIPTION

The property comprises a multi-let retail and commercial investment property occupying a prominent position within College Yard.

The building is of traditional brick construction under a pitched pan tile roof.

The retail element of the property comprises five retail units which have been reconfigured to provide space for three tenants. One pair of units has new shop fronts. Two of the units benefit from external security shutters.

The first floor space provides a suite of offices which is let to a single tenant, but it does offer the flexibility to be sub-divided in the future to provide two separate letting units.



## ACCOMMODATION AND TENANCIES

Unit	Tenant	Sq M	Sq ft	Start Date	End Date	Rent pa	EPC	Rateable Value
Ground Floor Shop 9 - 11	P Heap	29.67	319	01.02.24	31.01.27	£5,460	C - 58	£5,400
Ground Floor Shop 13	S Jarman	15.57	168	19.02.24	31.01.27	£3,120	C - 66	£3,400
First Floor Offices 15 - 17	J Jones & K Johns	96.80	1,042	01.01.23	31.12.25	£7,500	D - 82	£5,900
Ground Floor Shop 19 - 21	C O'Hagan & H L Atkinson	41.35	445	01.02.24	31.01.25	£5,720	C - 51	£8,500

All leases have been granted using the standard template “Law Society Business Lease - part of building”. Leases have been contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954. Copies can be made available on request.

**TERMS** Offers over £200,000 are being invited for the freehold interest in the property. The property will be sold subject to the tenancies noted above. VAT is not applicable to this transaction. Each party will be responsible for their own legal costs incurred in respect of this transaction.



### For further information and viewings:-

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