



TO LET

TOWN CENTRE OFFICES

26 Priestgate, Barton upon Humber, DN18 5ET

SW
Sanderson
Weatherall





Location

The property occupies a prominent corner position in the centre of Barton upon Humber at the junction with Priestgate, George Street and King Street. This is a mixed use area forming the main town centre with King Street being the main retailing area. Other uses nearby include a doctors surgery, pubs and takeaways and residential. On street parking is available in the immediate vicinity and there are public car parks close by.

Barton upon Humber is a popular North Lincolnshire town adjacent to A15 and the Humber Bridge. In recent years the town has become a popular commuter location. The population is around 12,000 people with a wider, mainly rural, catchment area.

Description

The property comprises a self-contained two storey office building of traditional brick construction under a pitched pan tile roof. The property has timber window frames. Other features include gas fired central heating, security alarm and LED lighting to the majority of the space.

The accommodation is arranged over ground and first floors. There is a prominent corner entrance with ramped and step access leading in to the reception area. There is a ground floor meeting room and two private offices together with a kitchen and filing area and male and female WCs. To the first floor there are five further offices providing a mix of individual and multi-person rooms. There is a further WC at first floor. Externally the tenant will have rights to use part of the rear external courtyard for bin storage.

Accommodation

The property has been measured on a net internal basis and extends to approx. **123.6 sq m (1,331 sq ft)**. There is an additional former strong room that can also be made available by separate negotiation.



Key Points

- Town centre offices
- Mix of individual and multi-person rooms
- Prominent locatin

Terms

The offices are available on a new lease on an FRI basis at a rent of £10,000 per annum exclusive. The length of lease by negotiation. Incentives available subject to length of lease and tenant status.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council.

Rateable Value: £8,900.

EPC: E

Services: All mains services are connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use.

VAT: The rent quoted is exclusive of VAT. VAT is not 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.





Viewings

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Letting Agents:

Carl Bradley

07971 875863

carl.bradley@sw.co.uk

Rob Hutchinson

07903 141594

rob.hutchinson@sw.co.uk

Office Tel No: 01482 645 522

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