



Sanderson
Weatherall

TO LET

1 Market Place
Barton Upon Humber
DN18 5DA





Key Points

- Ground floor Class E unit
- Additional first floor storage / staff room
- Landmark town centre building close to parking
- Currently used for retail purposes but scope for alternative uses
- Available on new lease: £15,000 per annum

Location

Situated in the heart of the Georgian town of Barton upon Humber the property occupies a prominent position on the corner of Market Place and George Street. This is a mixed use area with other properties in the immediate area including retail units, Banking Hub, restaurants and offices. The town centre is vibrant with a core of local independent retailers. There is on street parking available within Market Place and on George Street. There are busy pedestrian flows through Market Place.

Barton upon Humber is a popular town on the south bank of the Humber estuary close to the Humber Bridge. The population is around 12,000 people but increasing as a result of new housing developments in the town. There is a wide, mainly rural, catchment area.

Description

The available space forms the ground floor of a prominent landmark building situated in the centre of Barton upon Humber. Prior to it's current use it was occupied by a high street bank. The accommodation provides a clear span retail area across the front of the building with ancillary office, storage space (including the former strong rooms) and toilets to the rear. There is further storage space and staff room at first floor.



Accommodation

Ground floor

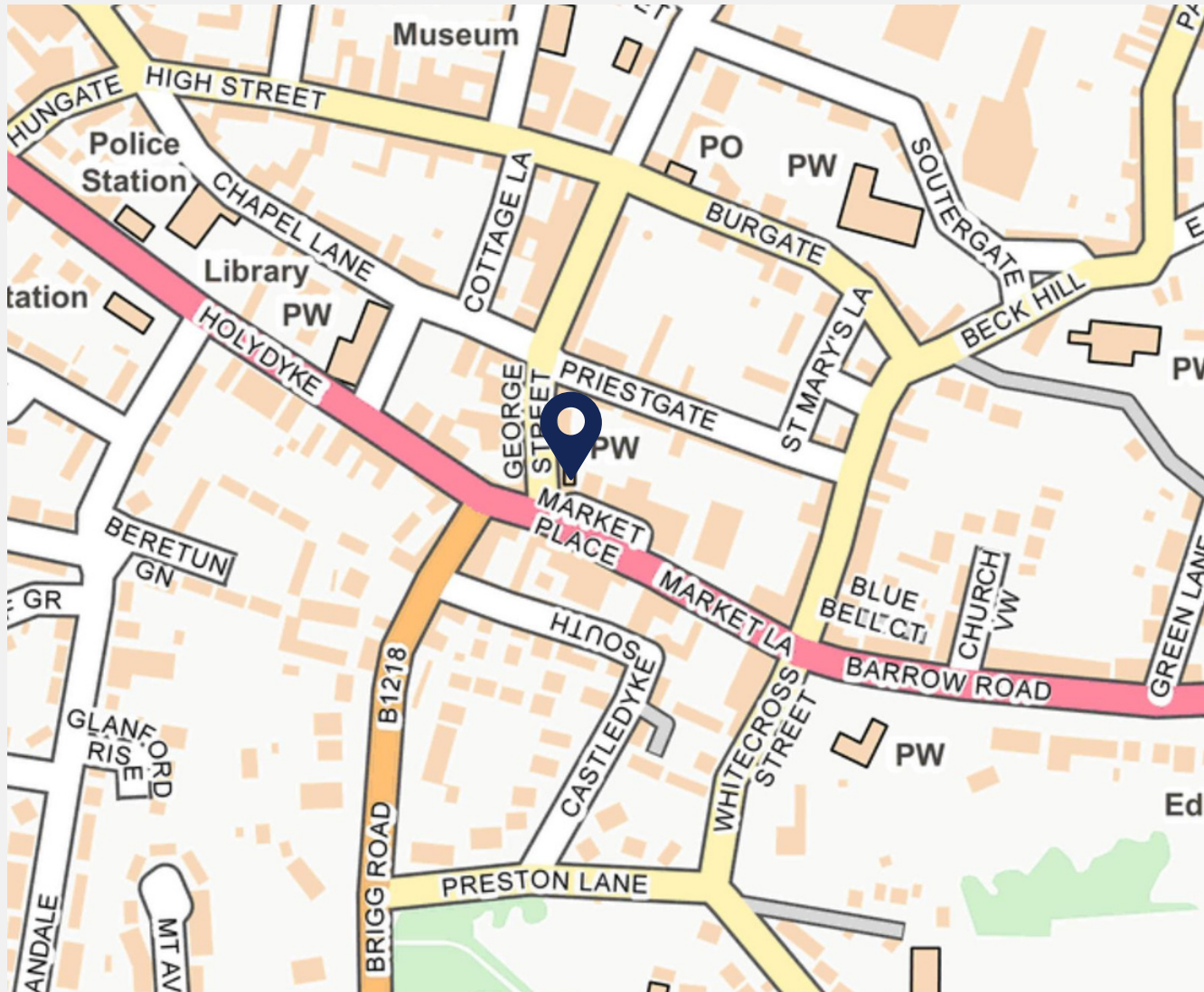
Retail	83.1 sq m	894 sq ft
Offices & Stores	29.7 sq m	320 sq ft

First floor

Storage	22.7 sq m	244 sq ft
TOTAL	135.5 sq m	1,458 sq ft

Terms

The unit is available on a new lease at a rent of £15,000 per annum. The tenant will be responsible for the repair, maintenance and decoration of the interior of the property and shop front plus a contribution towards the landlords costs incurred in respect of external repairs and maintenance and buildings insurance.



Additional Information

Local Authority: North Lincolnshire Council.

Rateable Value: The property is shown in the Rating List as shop and premises with a rateable value of £12,500.

EPC: D.

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

VAT: The rent quoted is 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 in respect of this transaction.

Viewings & further information

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Date

