



TO LET

THE BARN, NEWSTEAD PRIORY, CADNEY, BRIGG, DN20 9HP

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Grade II listed barn

Peaceful rural location

Suitable for commercial and leisure uses (stp)

Ample car parking

Available on new lease £14,000 per annum

LOCATION

The property is located within the grounds of Newstead Priory on the outskirts of the North Lincolnshire village of Cadney. This is an attractive rural environment two miles immediately south of the market town of Brigg. Access from Brigg is via Elwes Street and Cadney Road. Cadney itself has a population of around 500 people. Brigg is the nearest commercial centre to the property offering a wide range of shops and amenities.

DESCRIPTION

The property comprises a Grade II listed barn which was converted some time ago to provide a wedding venue. The building is of traditional stone construction under a pitched insulated asbestos cement sheet roof. Internally the main space has painted walls and exposed beams to the ceiling. The premises are now vacant and we are instructed to seek a new tenant to occupy the space. Due to the nature of the adjoining uses the owners do not wish to let the premises for weddings / functions and are inviting interest from other commercial and leisure operators. Potential suitable uses, subject to any necessary planning consents, include well being studio, design studio, offices etc. There is ample car parking on space with exact requirements open for discussion.

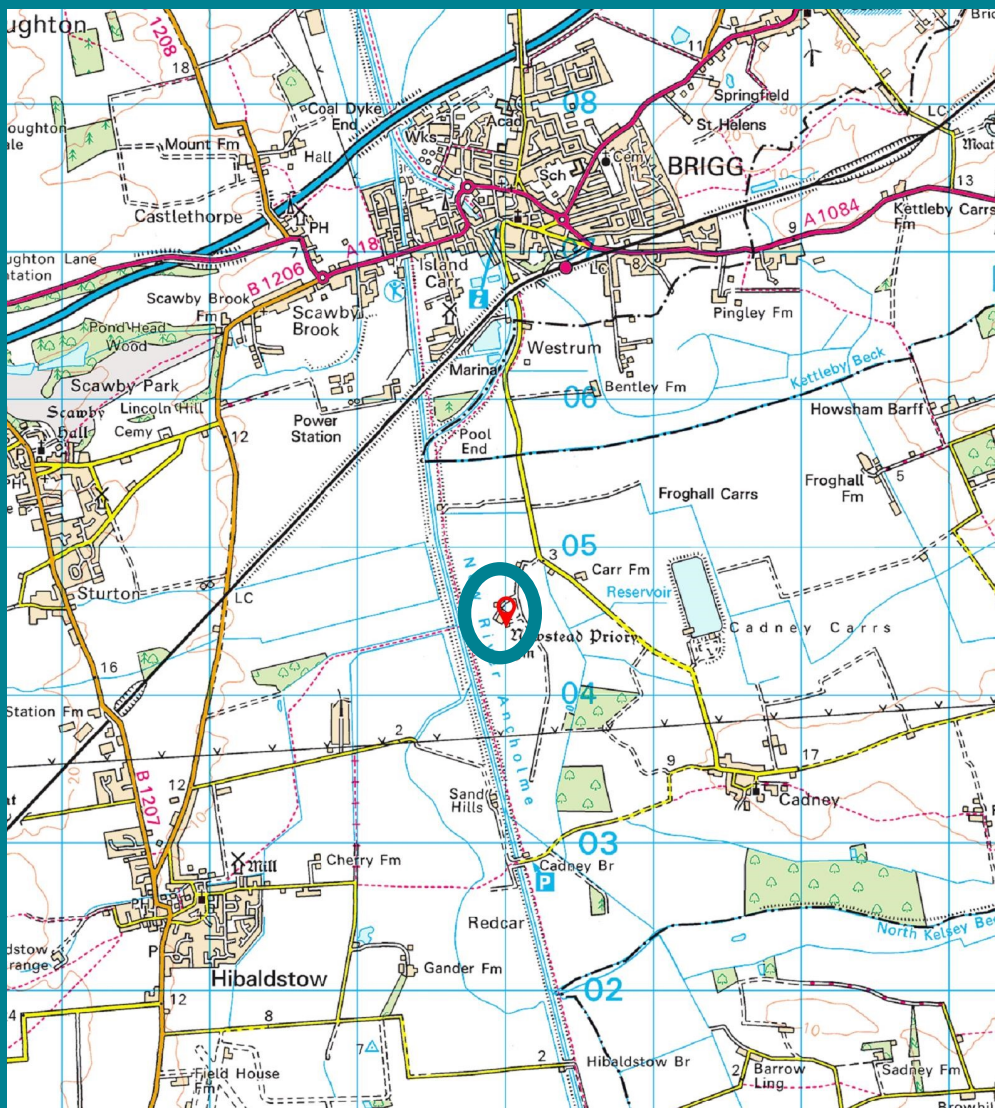
Additional photographs of the property can be viewed on our website.

ACCOMMODATION

The floor areas have been measured and calculated on a net internal basis as follows:-

Main area	104.98 sq m	(1,129 sq ft)
Kitchen	27.54 sq m	(296 sq ft)
Additional space	90.72 sq m	(976 sq ft)
Total	223.24 sq m	(2,401 sq ft)





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TERMS

The property is available by way of a new lease at a rent of £14,000 pa exclusive. The lease will be on a FR&I basis with the length of lease by negotiation. The landlords will require a detailed proposal from any incoming tenant as to their proposed use of the premises so as not to conflict with other neighbouring uses. The lease will be granted outside the Security of Tenure provisions of the Landlord and Tenant Act.

ADDITIONAL INFORMATION

Local Authority: North Lincolnshire Council.

Rateable Value: The property has been removed from the Rating List and will need reassessing once a new tenant has been identified and a lease granted.

EPC: TBC.

Services: Mains water, electricity and drainage are connected to the property. Prospective tenants are advised to check on the suitability of the services for their proposed use.

VAT: All rents and services charges 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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