



Sanderson
Weatherall

For Sale

Investment

335.8 sq m (3,613 sq ft)

► 1 – 5 Spring's Parade
Brigg
DN20 8EQ



Key points

- ▶ Investment / Development Opportunity
- ▶ Prominent freehold overlooking Market Place
- ▶ Ground floor let and producing £15,600 per annum
- ▶ Scope to generate additional income from upper floors

Description

A mixed use property or traditional three storey construction offering ground floor retail / food space which is tenanted and producing a rent of £15,600 per annum. To the first floor there are toilet facilities which are shared with the remainder of the building. The first and second floors are currently used for storage and studio space and whilst generating some informal income could be rented out on a permanent basis or offer potential for conversion to residential use, subject the necessary consents being obtained.



Location

The property is situated on Springs Parade in Brigg, but has its principal frontage over looking Market Place. The property is situated at the heart of this popular north Lincolnshire market town and benefits from being a short walk away from car parking on both Springs Parade and Old Courts Road,

Brigg boasts a variety of local, regional and some national retailers and also has a wide food and beverage offering. The town has a population of approximately 5,500 residents with new housing developments currently under construction and a wide, mainly rural, catchment area. The town is well located adjacent to the M180 and A18.





Accommodation

The accommodation is arranged over three floors. The ground floor comprises retail / leisure space. There is kitchen and preparation space to the rear of the ground floor. There is a side entrance lobby and staircase leading to the upper floors which are also serviced by a platform lift. The toilets are located on the first floor. The remainder of the upper floors are used for studio and storage purposes.

Floor	Sq M	Sq ft
Ground	143.0	1,539
First	54.5	586
Second	138.3	1,488

Rateable Value

Ground and First Floor: £17,250. Second Floor: £2,150.

Tenure & Terms

The ground floor of the property is let to Susan Westerman t/a Lincolnshire Flapjack for a term of three years from 1 February 2026 at a rent of £15,600 per annum exclusive. The rent includes some fittings and equipment. The lease is on an internal repairing basis. The tenant has the right to use the toilets located on the first floor of the property.

Additional income of £500 per calendar month is generated from the second floor, but this is on an informal basis.

The freehold interest is available at £285,000.

VAT

All prices / rents quoted are exclusive of VAT. As far as we are aware VAT is not applicable to this transaction.

EPC

The property has an EPC Rating C (57)

Service Charge

There is no service charge in respect of this property.



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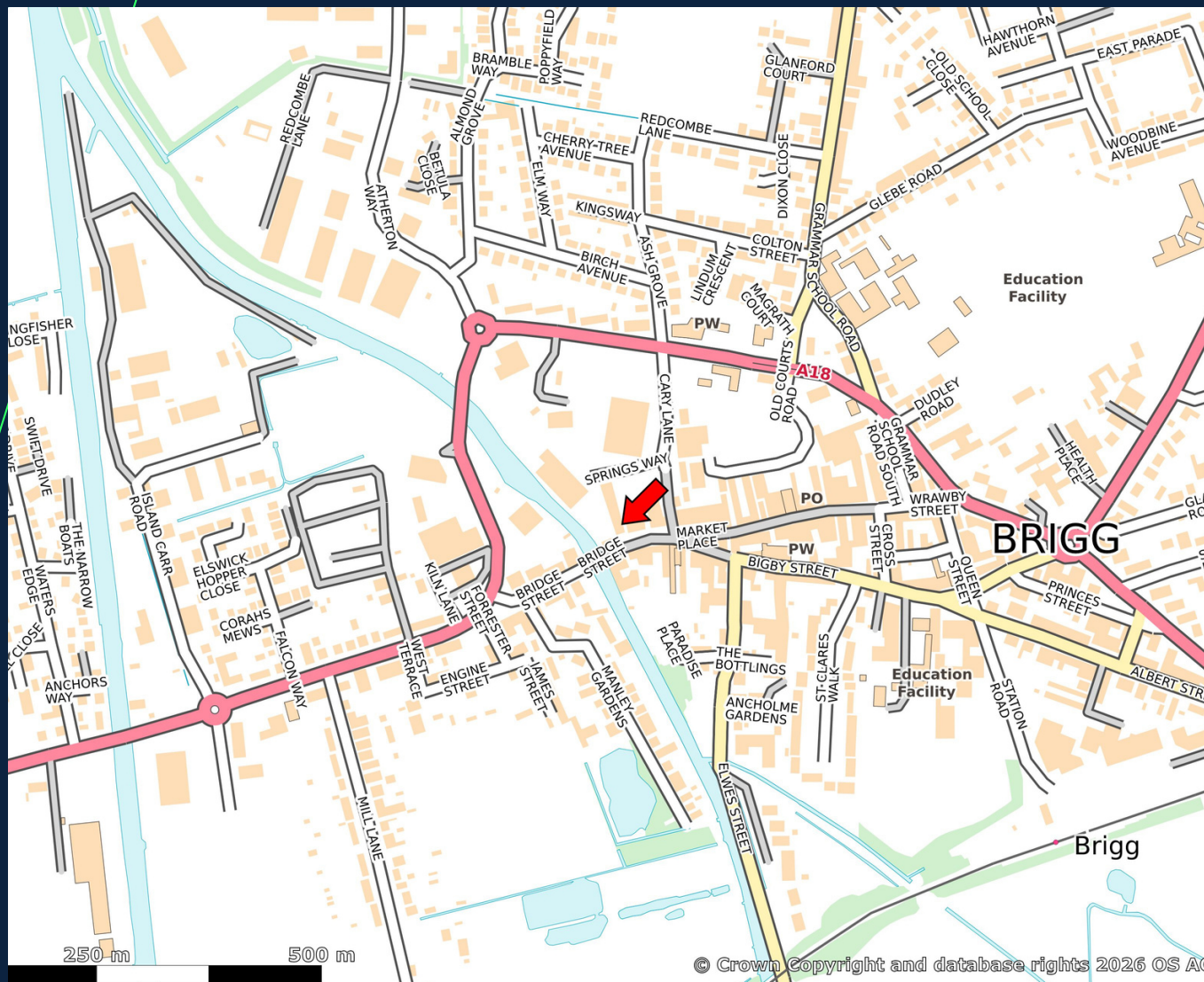
Viewings

For further information or to
arrange a viewing please
contact the sole letting agents:

► Carl Bradley
07971 875863
Carl.Bradley@sw.co.uk

► Humber Office
01482 645522

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