

LAND AT BIGBY ROAD, BRIGG, NORTH LINCOLNSHIRE, DN20 8RA

**TO LET SECURELY FENCED/SURFACED SITE OF 0.15 HA (0.379 ACRES)
APPROX.**



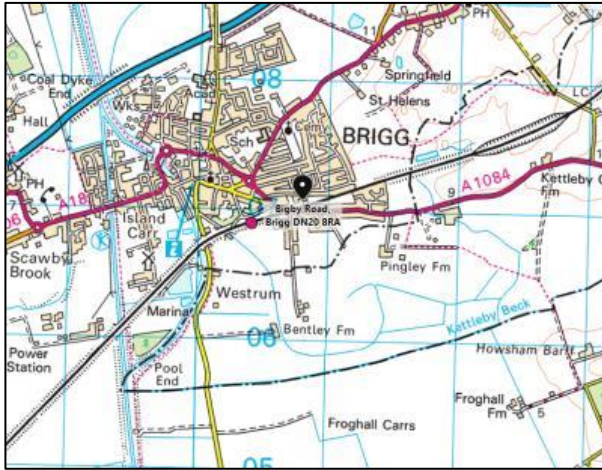
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LOCATION

Brigg is a popular North Lincolnshire market town, situated between the towns of Scunthorpe and Grimsby, with a population of approximately 7,000, offering good quality residential housing, two small industrial estates and a central retail areas serving a predominantly rural catchment. Brigg also benefits from good road access to the A15, A180, M180 and M62 via the Humber Bridge.

The subject site is situated on the south side of Bigby Road (A18) to its junction with Albert Street. The site benefits from extensive frontage and is also in an elevated position overlooking Bigby Road itself.



DESCRIPTION

The site comprises an irregular shaped site of approximately 0.15 Ha (0.379 acres). The site benefits from extensive road frontage to Bigby Road (A18) with a large gated access. All boundaries are securely fenced and the site surface is consolidated stone.

There is also an office/modular building contained on site which provides an office, WC and kitchen.

SUMMARY

- Prominent/elevated site with extensive road frontage to Bigby Road A18.
- Would suite a variety of uses, subject to consent.
- New lease available.

ACCOMMODATION

The property provides the following approximate accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Office/Modular Building, WC & Kitchen	30.32	326
Site Area	0.15 Ha	0.379 Acres

TERMS

The property is available To Let, subject to the following terms and conditions.

RENT

£20,000 per annum, exclusive of VAT (if applicable), business rates and all other outgoings. The rental will be payable quarterly in advance by banker's order.

LEASE TERM

By negotiation.

REPAIRS AND INSURANCE

The Tenant will be responsible for all repairs together with the reimbursement of the property insurance premium applicable throughout the term of the lease.

EPC

Not applicable.

BUSINESS RATES

The site needs to be re-assessed for rating purposes.

Interested parties are advised to obtain an estimate as to the likely rateable value from the Local Authority or Valuation Office Agency before proceeding with a lease.



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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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