



5 Market Lane, Barton upon Humber,  
North Lincolnshire, DN18 5DE

Retail For Sale/To Let 124.7 sq m (1,342 sq ft) approx.



## Location

Barton upon Humber is a substantial settlement of approximately 9,500 people. It is located adjacent to the Humber Bridge (A15) and serves the rural areas of North Lincolnshire providing a central retailing area with a good range of housing, together with the various industrial uses around the fringes of the town. The town itself boasts a good range of local amenities and services.

Barton upon Humber is situated adjacent to the A15, which in turn provides good road access to the M62 via the Humber Bridge to the north, A180/M180 to the south, providing access to Scunthorpe, Grimsby and Lincoln etc.

The property is located on the south side of Market Lane (A1077) in a prominent location overlooking the Market Place, being one of the principal arterial roads leading into and out of the town of Barton. Neighbouring occupiers include Co-op and Market Place Fish & Chips.



## Description

The property comprises a Grade II Listed mid terraced three storey property having basement storage beneath.

To the ground floor there is a retail shop with a café area to the rear with WC facilities and door to an outside fully enclosed patio area. There are stairs to the first floor which comprises a single room and kitchen area together with attic room on the second floor which includes a shower room.

The property benefits from a fitted security alarm together with security shutters to the front and rear, gas central heating to wall mounted radiators and fitted lighting throughout.

Externally, the property benefits from an enclosed rear patio area, beyond which lies a concrete sectional garage with fitted lighting and up and over door, together with a parking space.

## Summary

- 124.7 sq m (1,342 sq ft) approx.
- Popular prominent town centre location.
- Available For Sale/To Let.

## 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
<b>Basement</b>		
Storage	37.35	402
<b>Ground Floor</b>		
Retail Area	15.51	157
Café/Preparation Area	26.13	281
WC	-	-
<b>First Floor</b>		
Room 1	15.05	162
Kitchen	13.10	141
<b>Second Floor</b>		
Room 2/Shower Room	17.56	189
Outside Sectional Garage	-	-
<b>Total Accommodation</b>	<b>124.70</b>	<b>1,342</b>

## Terms

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

## For Sale Price

£95,000, subject to contract and exclusive of VAT (if applicable).

## Tenure

We understand that the premises are freehold and will be conveyed with the benefit of vacant possession upon completion.

## To Let Rent

£9,000 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 & Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the annual property insurance premium applicable thereto.

## Business Rates

Enquiries made through the Valuation Office Agency website reveal that the premises currently attract a 2023 rating list assessment of £5,200 (Shop & Premises) which is subject to the current uniform business rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

The rateable value is below the Government threshold for Small Business Rate Relief and therefore an occupier may be able to claim 100% exemption from Business Rates provided that they are not claiming Small Business Rate Relief elsewhere. Further details are available from the sole agents.

## EPC

A copy of the Certificate and Recommendation Report is available on request.

**D80**

## Contacts

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