

15 George Street,
Barton-upon-Humber, DN18 5ES

TO LET

Flexible open plan retail unit

Approximately 73.6 sq. m
(792 sq. ft) overall

Additional workshop to the rear

High levels of footfall

Nearby occupiers include
Cooplands bakery, Boots &
Lloyds pharmacy

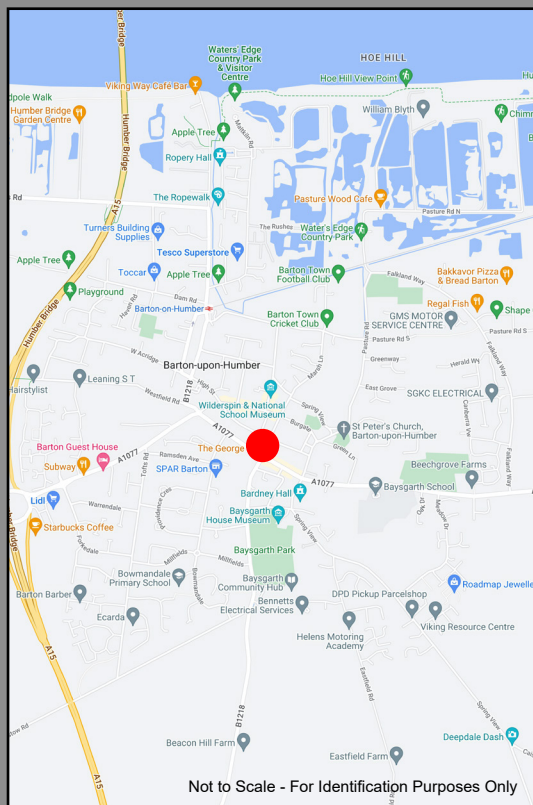
Guide Rent £8,950 p.a

Scotts
01472 267000



15 George Street,
Barton-upon-Humber, DN18 5ES

TO LET



Not to Scale - For Identification Purposes Only

Scotts
01472 267000
www.scotts-property.co.uk

LOCATION

Barton-upon-Humber is a market town on the southern bank of the Humber Estuary, with a resident population of approximately 11,000. The town is located approximately 14 miles to the north east of Scunthorpe, 20 miles to the north west of Grimsby and 10 miles to the south west of Hull. Access into Barton is primarily provided by the A15, with the town sitting at the northern tip, which links with the A180 and M180, approximately 8 miles to the south. The Humber Bridge toll bridge is located less than a mile to the north, providing a direct route into Hull via the A63. The property is located on the western side of George Street which together with King Street and Market Place forms the primary retail area in Barton-upon-Humber.

DESCRIPTION

Internally, the ground floor provides open plan retail accommodation over a split level with an additional workshop to the rear which benefits from a store, kitchenette and WC. The workshop can be accessed separately from the retail unit which may provide an occupier with additional opportunities.

Nearby occupiers include Cooplands bakery, Boots and Lloyds pharmacy, in addition to a variety of other local retailers, service providers, licenced premises and restaurateurs.

ACCOMMODATION

Ground Retail	48.6 sq. m	523 sq. ft
Ground Workshop	16.7 sq. m	180 sq. ft
Ground Ancillary	8.3 sq. m	89 sq. ft

DISPOSAL/LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis at a guide rent of £8,950 per annum.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £4,450 (Source VOA website), although the premises will require reassessment should a change of use take place. The new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

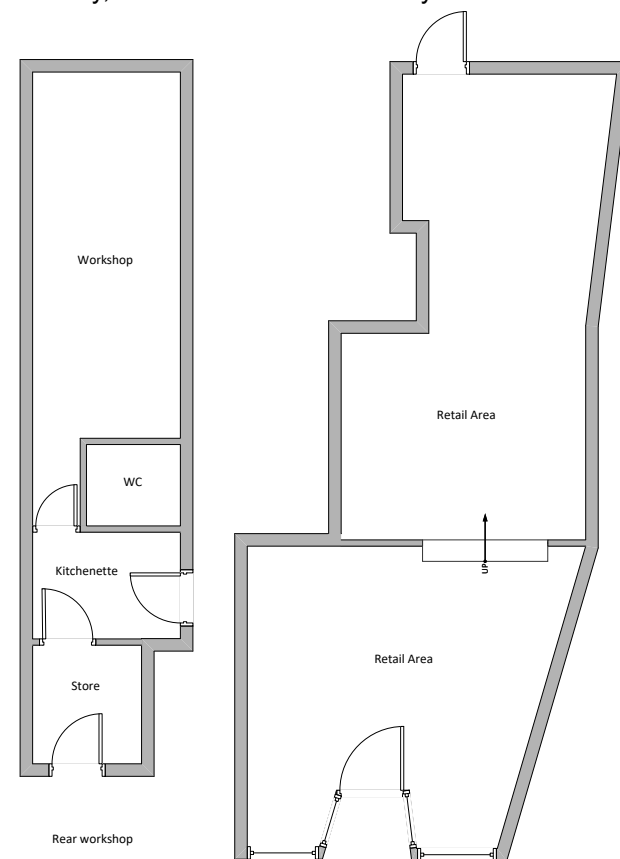
ENERGY PERFORMANCE RATING: E (123)

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316
or Lawrence Brown lawrence@scotts-property.co.uk 07710 312712

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.



Ground floor retail area

PLEASE NOTE: THE FLOORPLANS ARE FOR INFORMATION PURPOSES AND DO NOT REFLECT THE ORIENTATION OR RELATIVE POSITIONING