



**First Floor Office, 14/15 Wrawby Street,  
Brigg, DN20 8JJ**

#M97452024A

# First Floor Office, 14/15 Wrawby Street

Brigg DN20 8JJ



Agreement

To Let



Detail

First Floor Office



Rent

£7,750 pax inclusive of service charges



Size

78 sq m (839 sq ft)



Location

Brigg, DN20 8JJ



Property ID

#M9745/2024A

**For Viewing & All Other Enquiries Please Contact:**



**JASPER NILSSON**

BA (Hons)  
Surveyor

[jasper.nilsson@eddisons.com](mailto:jasper.nilsson@eddisons.com)

07929 105395

01522 544515

## Property

The property comprises modern open plan first floor offices. Internal finishes are to a good specification including carpeted and vinyl floors, painted and plastered walls and strip LED lighting. Electric heaters are connected throughout.

There is no car parking associated with the property.

**EPC:** E117

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total NIA	78	839

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** North Lincolnshire District Council  
**Description:** Shop and Premises  
**Rateable value:** £4,700  
**UBR:** 0.512  
**Period:** 2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **To Let** by way of an effective internal insuring lease for a term to be agreed.

## Rent

**£7,750 per annum inclusive of service charges**

## Service Charge

The rent is inclusive of a service charge which covers the upkeep and maintenance of all the common parts associated with the property.

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

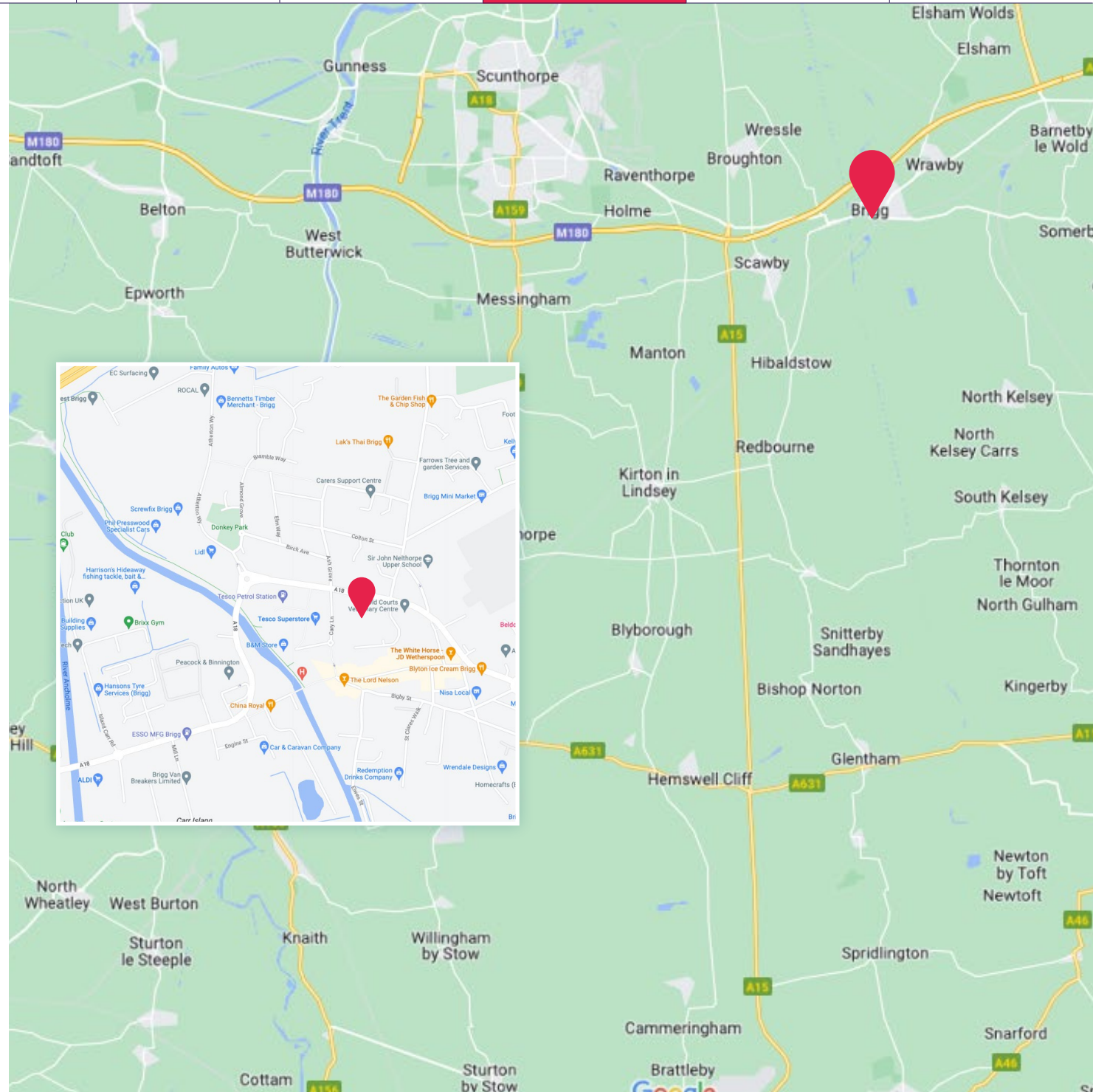
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

The property is located just off Wrawby Street, in the heart of Brigg Town Centre, North Lincolnshire. There is a mix of uses within the vicinity including a range of retail, leisure and office occupiers.

Situated 9 miles east of Scunthorpe and less than 30 miles from both Louth and Gainsborough, Brigg has a population of circa 5,600 people.

Brigg is an historic market town surrounded by affluent Wolds villages and easily accessible via both the M180 and A18.









First Floor, 2 School Court, Wrawby Street, Brigg DN20 8JW

brigg01

14/06/07

Scale 1:100