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86 Westgate, Grantham, NG31 6LE

TO LET £10,995 per annum exclusive

Retail Unit

- Ground floor sales area of 539 Sq Ft (50 Sq M).
- Additional Office/Store Room to the rear of 131 Sq Ft (12 Sq M).
- Available by way of a new internal repairing and insuring lease on terms to be agreed.
- Recently redecorated throughout. New LED lighting.
- Two car parking spaces to the rear.
- EPC Rating – D 100.

50 sq m (539 sq ft)



Location

Grantham is an established market town in South Lincolnshire being approximately 23 miles east of Nottingham and 25 miles south of Lincoln and having a residential population of approximately 38,000 people with a large catchment area.

The A1 runs immediately to the west of the town providing excellent road communications and the town also benefits from a main line rail connection to London Kings Cross with a journey time of approximately 75 minutes.

The property comprises a mid-terrace retail unit situated on narrow Westgate within Grantham town centre.

Description

The property comprises a ground floor retail unit with associated rear storage/office, kitchenette and WC provision. The premises have brick elevations with a pitched, slate roof. Internally the retail section of the premises has an exposed concrete floor, painted plaster walls and ceiling, strip LED lighting and a single glazed wooden framed full height shop front. To the rear of the retail section is a small office/storeroom with a concrete floor, painted plaster walls and ceiling and strip fluorescent lighting. There is also a small kitchenette and a WC.

We understand there are two car parking spaces available to the rear of the property.

Accommodation

Section	Area Sq Ft	Area Sq M
Zone A	417	39
Zone B	122	11
Rear Office	131	12
Kitchenette	24	2

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Shop & Premises
Rateable Value	£11,500
Rates payable for 2017/2018	£5,715.50

We suggest that interested parties contact South Kesteven District Council direct on 01476 406080 for further information.

Services

We understand that mains electricity, water and drainage are connected to the property.

Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease.

VAT

All prices are quoted exclusive of, but may be liable to, VAT at the prevailing rate.

Tenure

A new internal repairing and insuring lease is available on terms to be agreed at the quoting rent of £10,995 per annum exclusive.

Legal Costs

As is usual the ingoing tenant will be responsible for our clients reasonable legal fees incurred in this transaction.

EPC

The EPC Rating is D 100.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co
Granta Hall
6 Finkin Street
Grantham
NG31 6QZ
Tel: 01476 514433



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Lease Plan



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