

TO LET



**Town Centre
Premises**

3 Vine Street
Grantham
Lincolnshire
NG31 6RQ

*On the instructions of
Grantham Investments Ltd*

New Lease available

Rent £35,000 pax

- Town centre premises adjoining large public car park
- Extensive ground and first floor accommodation approx 4,000 sq ft (372 sq m) overall
- Stunning modern glazed frontage
- Property being refurbished by the Landlord to a high specification and to suit tenant's requirements
- Parking available by separate negotiation
- **Would suit office, retail or leisure uses stp**

3 Vine Street Grantham

01476 592960

Location

3 Vine Street is conveniently located near to the town centre of Grantham. The property overlooks the large public carpark on Watergate.

Grantham is the largest town in South West Lincolnshire and has a population of approximately 38,000 with a total catchment of approx 85,000. The town has excellent road and rail links and is situated on the A1 trunk road, the main A52 east-west route and is convenient for the A15 Peterborough to Lincoln and A46 Newark to Leicester roads. London's Kings Cross is approx 65 minutes away on the main East Coast railway line.

Description

The property is accessed via double pedestrian doors set in a stunning full height glazed frontage.

Currently open plan the landlord is refurbishing the property to a high specification and, subject to negotiation, these works can be tailored to suit a prospective tenants requirements.

The attached plan shows one possible layout (the demise does not include the areas shaded grey on the plan) and accommodation to be provided is as follows:

Ground Floor - 85' x 27'6 – 2,338 sq ft (215 sq m) overall
plus: Annex with male, female and disabled toilet facilities and staff kitchen
Store/Archive Room 150 sq ft (14 sq m)

First Floor - two separate but interlinking rooms providing 1001 sq ft (93 sq m) of space
Shower room with WC

plus: Annex storage 21' x 21' - 462 sq ft (41 sq m)

A double door fire exit leads onto Swinegate and provides an ideal route for deliveries and ancillary access.

Services

We understand that mains electricity, water and drainage are connected to the property but recommend that interested parties contact the relevant service companies to confirm this.

Rateable Value

The rateable value for this property is currently assessed as £6,800 for the ground floor only and is due to be revalued once the refurbishment works have been completed.

Tenure

The property is available by way of a new **full repairing and insuring lease** for a term negotiated and at a rent of **£35,000 per annum exclusive**.

01476 592960

VAT

The rent for this property is subject to VAT at the prevailing rate.

Legal Costs

The ingoing tenant will be responsible for the Landlord's reasonable legal fees incurred in this transaction.

Viewing

By prior arrangement with **Grantham Estates Tel: 01476 592960**

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