

TO LET



PREMISES To Let

22 Guildhall Street
Grantham
Lincolnshire
NG31 6NJ

*On the instructions of
Grantham Investments
Limited*

New Lease Available

Rent £6,500 pax

- Retail premises with first floor office/store
- Prominent double display window frontage
- Ground floor sales approx 200 sq ft
- First floor office/store approx 200 sq ft
- Good location on a very busy thoroughfare close to Argos and the public car park.

22 Guildhall Street, Grantham

01476 592960

Location

Guildhall Street is a busy thoroughfare leading from the High Street to Westgate. Surrounding occupiers include Argos, the George Shopping centre, HSBC Bank, independent retailers and a number of pubs, clubs and restaurants

Grantham has a population of over 38,000 residents with a travel to work area population of over 60,000. Providing a good location in the south west of Lincolnshire with easy access to the A1 Trunk Road, A52 and main line train services. Journey time to London King Cross is approx 65 minutes.

Accommodation

All dimensions are approximate:

Ground Floor Retail sales area – 26ft frontage with 17ft (reducing to 9ft) shop depth. Large double display window with central glazed pedestrian door access.

Ground floor WC

First Floor – 26' x 12 ft (reducing to 9ft) with kitchenette

Tenure

The accommodation is available by way of a new full repairing and insuring lease for a term to be negotiated at a commencing rent of **£6,500 per annum exclusive**.

Services

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

Rateable Value

We are advised by South Kesteven District Council that the rateable value for this property is £5,800 with rates payable for the year from April 2010 of approximately £2,450

VAT

The rent quoted is NOT subject to VAT.

Legal Costs

The incoming 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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