

TO LET



Shop To Let

99 London Road
Grantham
Lincolnshire
NG31 6HS

*On the instructions of
Grantham Investments Ltd*

New Lease Available
Rent £4,500 pax

- Ground floor premises – suitable for retail or office use (stp)
- Front retail area 170 sq ft plus rear sales area of 110 sq ft
- End of terrace shop in a prominent location near to Spar, McDonalds, Domino Pizza and the newly opened Pizza Hut restaurant
- Limited parking available to the rear of the property

99 London Road, Grantham

01476 592960

Location

99 London Road is situated to the south of Grantham town centre at the junction of the A52 and one of the main routes to the A1 trunk road. The premises are situated prominently at the end of a terrace of local shops and are in close proximity to Spar, McDonalds, Domino Pizza and the newly opened Pizza Hut Restaurant.

Grantham has a population of approximately 34,000 people (Census 2001) and provides an excellent location with easy access to the A1 Trunk Road and main line train services with a journey time to London King Cross of approx 65 minutes.

Accommodation

Front Sales Area – 17' depth x 10' width. Single display window. Carpeted and fluorescent lighting.

Door through to:

Rear Sales Area – 12'2 depth x 9' width. Ceramic tiled floor and fluorescent lighting. Single stainless steel sink with cupboards under.

Rear door leads to shared yard area and single WC.

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 **£4,500 per annum exclusive**.

Services

Mains electricity (single and three phase), water and drainage are connected to the property but 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 is currently £2,225 with rates payable for the year 2006/07 of £955.67.

VAT

The rent for this property is **NOT** subject to VAT.

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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