

TO LET

Retail Premises



2 Westgate
Grantham
Lincolnshire
NG31 6LT

*On the instructions of
Grantham Investments Ltd*

New Lease Available
Rent £17,500 pax

- Town Centre Retail Premises close to the Market Place
- Good Secondary Location on busy main thoroughfare
- Ground floor shop approx 1,780 sq ft (165 sq m)
- Ground floor storerooms approx 366 sq ft (34 sq m)
- First floor offices/store rooms approx 482 sq ft (45 sq m) overall
- New lease available

2 Westgate, Grantham, Lincolnshire

01476 592960

Location

Grantham is the largest town in South West Lincolnshire with a population of over 38,000 residents and a travel to work area population of over 60,000. 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.

Westgate is one of Grantham's busiest thoroughfares and the property enjoys a very good secondary town centre location close to the Market Place.

Description

2 storey building of traditional brick construction with a slate pitched roof. The shop has a single display window with glazed entrance door.

Accommodation

Accommodation is as follows (all dimensions are approximate):

Ground Floor

Sales Area – 15'6 shop front width

18'6 max shop width and 104'8 shop depth

1,780 sq ft (165 sq m) overall

Store rooms – 3 connected rooms

11'3 x 17'6, 7'6 x 10' and 10'6 x 9' - 366 sq ft (34 sq m) overall

Toilet facilities – two separate WC's both with wash handbasins

Cellar

Fire Exit – door situated at the rear of the property

The ground floor is carpeted and has fluorescent lighting and storage heating. A burglar alarm is fitted.

First Floor

Front Office overlooking Westgate - 14'6 x 15'8 overall

Kitchen 8'8 x 6'6

Rear Office 16'6 x 13' overall

Second Floor

Attic store rooms

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

South Kesteven District Council has advised that the property currently has a rateable value assessed at £17,750 with rates payable for the year from 1st April 2010 of £7,348.50.

Tenure

The property is available by way of a new full repairing and insuring lease at a rent of £17,500 per annum exclusive

Terms for a new internal repairing and insuring lease may also be considered.

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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