

# TO LET



## Retail Premises

8/9 Westgate  
Grantham  
Lincolnshire  
NG31 6LT

*On the instructions of  
Grantham Investments Ltd*

New Lease Available

**Rent – £24,000 pax**

- Approx 3,200 sq ft (297 sq m) overall
- Strong Secondary Location on busy main thoroughfare
- Accommodation over 3 floors plus basement
- Ground floor sales of approx 583 sq ft (54 sq m) overall
- Separate access available to upper floors
- **FLEXIBLE TERMS AND RENT DISCOUNTS AVAILABLE subject to negotiation**

8 & 9 Westgate, Grantham, Lincolnshire

**01476 592960**

**Location**

Grantham is the largest town in South West Lincolnshire and has a population of approximately 34,000 people (Census 2001). 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.

**Description**

3 storey period building of traditional brick construction with a slate pitched roof. The shop has a large double fronted window display with central entrance door.

**Accommodation**

Accommodation has recently been refurbished throughout, is quite extensive and as follows (all dimensions are approximate):

**Sales Area** – 583 sq ft (54 sq m). Kitchen and WC facilities to the rear.

Stairs to **Basement** 526 sq ft (49 sq m) and rear exit door to shared yard area. A central staircase leads to the

**First Floor** – open sales area of 1183 sq ft (111 sq m) overall. Suspended ceiling. Landing with Side staircase to

**Second Floor** – 924 sq ft (86sq m) overall comprising 5 separate rooms which are currently used as offices, stores and a pet grooming parlour.

Independent ground floor entrances are situated to either side of the ground floor shop frontage. They provide separate access to the first and second floors with additional toilets at the first floor level.

**Services**

We understand that mains electricity (single and 3 phase), water, drainage and natural gas 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 property currently has a rateable value assessed at £16,500 with rates payable for the year 2010/11 of approximately £6,831.00.

**Tenure**

A new full repairing and insuring lease is available for a term to be negotiated and at a commencing rent of £24,000 pax.

**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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