

# TO LET



## Retail Premises

12&13 Westgate  
Grantham  
Lincolnshire  
NG31 6LT

*On the instructions of  
Grantham Investments Ltd*

New Lease Available  
**Rent £40,000 pax**

- Town Centre Premises close to the Market Place
- Approx 6,800 sq ft (632 sq m) overall – basement plus 3 floors
- Excellent open floor space with period features
- Ground floor shop approx 2,240 sq ft (208 sq m)
- First floor retail approx 2,050 sq ft (190 sq m)
- Second floor workrooms/offices 1,048 sq ft (97 sq m)
- Suitable for retail, restaurant or leisure use (subject to planning)

12 & 13 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 stands prominently in a very good secondary town centre location with main access onto Westgate and a further customer access onto Kings Walk.

## Description

- 3 storey building of traditional brick construction with a slate pitched roof.
- High impact and expansive glazed frontage to both ground and first floor elevations.
- Stripped wooden floors, high wooden panelled ceilings, feature staircases and windows.
- The property offers a wealth of original features which are ready to be brought to the fore in a traditional scheme or with a contemporary twist.

## Accommodation

Accommodation is as follows (all dimensions are approximate):

**Ground Floor** – ITZA 1535 sq ft

**Overall shop width 44'5, shop depth approx 60' and ITZA 1535 sq ft**

**Sales Area** 44'5 wide and 34'2 depth  
Ceiling height of 10'7  
with full width arched display windows fronting Westgate and central glazed pedestrian door stripped wooden floor and part wooden panelling to walls and ceilings

ramp leading to further ground floor sales 19'2 x 25'1

**Rear Sales** with three part window display and pedestrian access onto Kings Walk  
14' wide and 19'8 depth  
Ceiling height 8'2  
Laminate flooring

**Staff Kitchen** 17'3 x 5'10 kitchen sink unit with cupboards under & over

**Staff WC's** Two separate cubicles each with entrance lobby and wash hand basin

Feature staircase to:

**First Floor** – overall width 43' and depth approx 60'

Mostly open plan with original stripped wooden flooring throughout and wood panelled ceiling.  
Exposed vaulted beams to ceilings in rear section.

Full width arched window display to Westgate frontage

Fire Exit leads directly to Kings Walk at ground floor level

**Office** 142 sq ft overall

Feature staircase to:

**Second Floor** Open plan with four sash windows overlooking Westgate 43'8 wide and 25' depth with sloping ceiling to the rear  
Good space for workrooms, office or ancillary use  
Ceiling height 8'4

**Basement** 33' x 44' (1,452 sq ft) overall  
staircase access to each side of the ground floor  
Ceiling height 6'5  
Good and accessible space for storage or ancillary use

**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 £40,250 with rates payable for the year from 1<sup>st</sup> April 2010 of £16,683.05.

**Tenure** The property is available by way of a new full repairing and insuring lease at a rent of £40,000 per annum exclusive

**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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