

**TO LET**



**YARD**

Spring Gardens  
London Road  
Grantham  
Lincolnshire  
NG31 6JP

*On the instructions of  
Hindmarch Properties Ltd*

New Lease Available

**Rent £8,000 pax**

- Approx 0.3 acre site
- Fenced and gated
- Hardcore and tarmac surface
- Mains electricity and water
- Convenient edge of town location
- **New lease available on flexible terms**

Yard at Spring Gardens, Grantham

**01476 592960**

## Location

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. Spring Gardens is located on the southern edge of the town of Grantham, just off London Road and with easy access to the A1 trunk road.

The yard is in a good location on the edge of Grantham Town centre with easy access to the A1 Trunk Road.

## Description

Site of approximately one third of an acre with palisade fencing and gates and security lighting. Hardcore and tarmac surface. Suit a variety of uses stp.

## Services

We understand that mains electricity and water are connected to the property but interested parties should 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 £5,800 with rates payable of £2,401.20 for 2010/11.

## Tenure

The property is available by way of a new lease for a term to be agreed at a commencing rent of **£8,000 per annum exclusive**.

## VAT

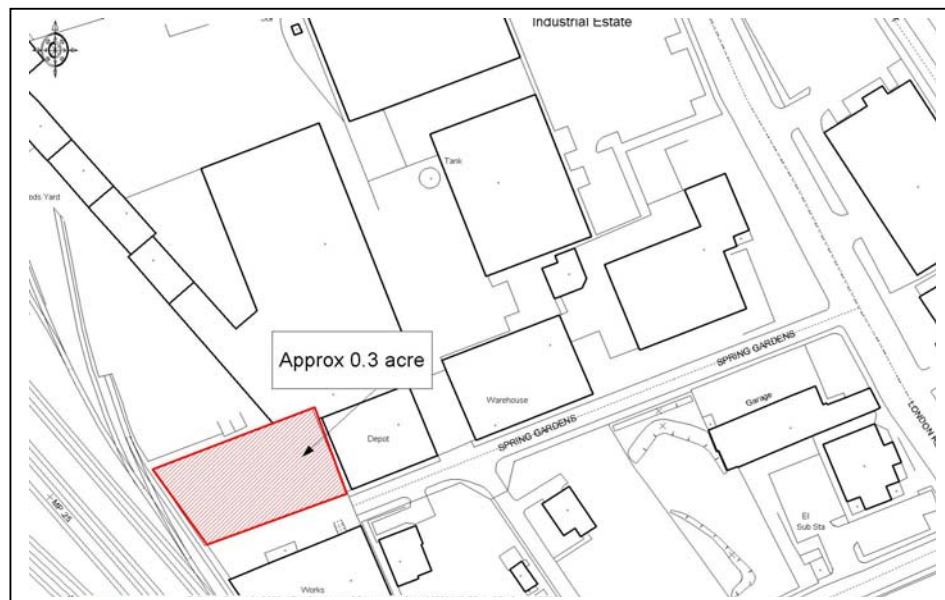
The rent for this property **is subject to VAT** at the prevailing rate.

## 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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