

## TRADE COUNTER/RETAIL WAREHOUSE

*On the instructions of Caunt Private Pension Trust*



### **Unit 5, Greyfriars, Grantham, Lincolnshire, NG31 6PG**

- Town Centre Premises – approx. 615 sq m (6,620 sq ft) GIA
- Good access for deliveries with loading bay
- Allocated parking available for customers and staff
- Oil Fired Heating
- Suit other uses eg Gym, Dance School etc STP
- Good location close to Asda Superstore
- **New lease available** – commencing rent £40,000 pax

Unit 5, Greyfriars, Grantham, Lincs NG31 6PG

### **Location**

Greyfriars is a town centre location just off Conduit Road and close to the Asda superstore.

Grantham has a population of approximately 38,000 (Census 2011) 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.

### **Description**

Unit 5, Greyfriars is of brick construction with a pitched clad roof and is currently used as a retail warehouse. The property would also suit other types of use that require open plan space such as a trade counter unit or gymnasium (STP).

### **Accommodation**

Note: All dimensions are approximate and none of the equipment has been tested.

A double door glazed pedestrian entrance opens onto display areas and stairs that lead directly into the open retail/warehouse space.

The main warehouse area is 34m (111'6) in depth and 14.5m (47'6) wide and has a painted concrete floor. Fluorescent lighting and high level oil fired heating units are fitted.

Large wooden door leads off warehouse to:

Front loading bay 5.9m (19'4) x 6.7m (22')  
Office  
2 WC's with entrance lobby

Further wooden doors lead out onto raised loading platform.

The site is fenced and gated. There is ample yard area for deliveries and allocated parking is

available in the adjoining car park for customer and staff use. The number of parking spaces to be allocated to the property will be subject to negotiation.

### **Services**

Three phase electricity, mains water and drainage are all connected to the property but interested parties should contact the relevant service companies to confirm this.

### **Business Rates**

We are advised by South Kesteven District Council that the property is currently assessed as part of 91-93 Westgate. The property is to be reassessed as a stand-alone unit and further details are available upon request.

### **Tenure**

The property is available to lease immediately for a term to be negotiated at a commencing rent of **£40,000 per annum exclusive**. The rent is payable quarterly in advance by Direct Debit. The tenant will be required to pay a deposit equivalent to 3 months' rent prior to the commencement of the lease

### **EPC**

As part of 91-93 Westgate the property has an Energy Performance asset rating of Band C(68). A copy of the certificate is available upon request.

### **VAT**

The rent for this property is subject to VAT.

### **Legal Costs**

Each party will be responsible for their own legal costs incurred in setting up the lease.

### **Viewing**

By prior arrangement with Grantham Estates

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