

BUSINESS/TRADE COUNTER UNITS

On the instructions of Caunt Private Pension Trust



Chandlers Yard Business Park, Greyfriars, Grantham, Lincolnshire, NG31 6PG

- Redevelopment of town centre premises into small and mid-sized business units
- Units from 1,319 sq ft (123 sq m) up to 2,292 sq ft (213 sq m)
- Suitable for trade counter operators and professional occupiers
- Business Park occupiers including Anytime Fitness and We Buy Any Car
- Ample on site parking available for customers and staff
- Currently undergoing refurbishment to be completed in winter 2018
- **New leases available**

Location

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

Grantham has a population of approximately 44,580 (ONS 2016) 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

Chandlers Yard Business Park forms part of properties that were originally occupied by Chandlers until the mid-1990s before the companies moved to Alma Park and Syston.

The property has recently undergone refurbishment works to include new roof and cladding of the elevations and has been divided internally into smaller units. These units would suit various types of business from trade counter operators to professional users and can be fitted out to meet the requirements of the individual tenants, subject to negotiations.

Accommodation

The property has been split as follows:-

Unit 5/6	2,292 sq ft (213 sq m)
Unit 7	1,357 sq ft (126 sq m)
Unit 8	1,400 sq ft (130 sq m)
Unit 9	1,452 sq ft (135 sq m)
Unit 10	1,319 sq ft (123 sq m)

The units can be combined and Unit 5/6 can be made into smaller units, subject to requirements.

There is ample space for deliveries and parking is available in the shared car park for customer and staff use. The number of parking spaces to be allocated to each unit will be subject to negotiation and availability.

Services

Mains single phase electricity, water and drainage will all be connected to the individual units. Further details are available upon request.

Service Charge

A service charge of 7.5% of the rent is levied on these properties for the maintenance of the Business Park.

Business Rates

The units will need to be reassessed once the refurbishment works have been completed. The new assessments should allow tenants to apply for up to 100% small business rates relief, subject to their own particular business status.

Tenure

The units will be available from rents starting from £6.00 per square foot depending on individual occupier fitout requirements. The rent is subject to VAT and is payable quarterly in advance by Direct Debit. Tenants will be required to pay a deposit equivalent to 3 months' rent prior to the commencement of their lease.

Energy Performance Certificates

As the units are undergoing refurbishment the EPCs will be available once the works have been completed.

VAT

The rent and service charge for these properties are 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.

Chandlers Yard Business Park, Greyfriars, Grantham, Lincolnshire, NG31 6PG



(location plan to be used for identification purposes only)

Misrepresentation Clause: Grantham Estates for themselves and for the vendor or lessor of the property for whom they act, give notice that: (1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) Grantham Estates cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (3) Grantham Estates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (4) the reference to any plant, machinery, equipment, services, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.