

RETAIL PREMISES TO LET

On the instructions of Grantham Investments Limited



8/9 Westgate, Grantham, Lincs NG31 6LT

- Ground and first floor retail premises – 2,292 sq ft (213 sq m)
- Popular location on busy main thoroughfare
- Accommodation over 2 floors plus basement
- Ground floor sales of approx 583 sq ft (54 sq m)
- Available from March 2020
- **£12,000 per annum exclusive**

Location

Westgate is one of Grantham's busiest thoroughfares and the property enjoys a very good secondary town centre location.

Grantham has a population of approximately 44,580 (ONS 2016) and provides an excellent location with easy access to the A1 and main line train services with a journey time to London King Cross of approx 65 minutes.

Description

Three-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

Ground Floor – sales area 583 sq ft (54 sq m) plus office/store room and WC

Basement – storage 526 sq ft (49 sq m)

First Floor – sales and offices 1,183 sq ft (111 sq m)

Services

We understand that mains electricity, water, drainage and gas are connected to the property but recommend that interested parties contact the relevant service companies to confirm the suitability of the services for their intended use.

The cost of utilities are shared with the tenants who occupy the top floor of the building. Further details are available upon request.

Business Rates

The property has a Rateable Value of £18,250 with approximate rates payable for the year 2019/20 of £9,198.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be negotiated at a commencing rent of **£12,000 per annum exclusive**. The rent is payable quarterly in advance by Direct Debit.

The ingoing tenant will be required to pay a deposit prior to the commencement of the lease.

Energy Performance Certificate

As the property is Listed an Energy Performance Certificate is not required

VAT

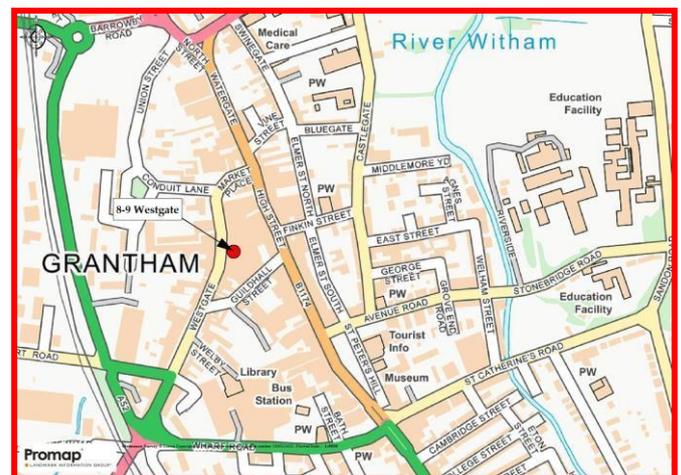
The rent for this property is subject to VAT.

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, telephone 01476 592960.



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