

## SHOWROOM & WORKSHOP PREMISES TO LET

*On the instructions of Grantham Investments Limited*



### Harlaxton Road, Grantham, Lincolnshire, NG31 7SG

- Vehicle showroom and workshop with ancillary café area/retail area.
- Prominent location near busy junction on the A607.
- 6,860 sq ft (674 sq m) plus mezzanine 356 sq ft (33 sq m).
- Display parking to the front for approximately 15 cars and secure parking/open storage to the rear.
- Suitable for alternative trade counter use, subject to planning.
- **Rent £46,000 pax**

**01476 592960**

## Location

This property is in a very prominent location to the west of Grantham town centre on the main A607 and close to the busy Harlaxton Road/Trent Road junction.

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 and Accommodation

Detached steel-framed building which sits on a site amounting to 0.401 acres (0.162 ha). The building has a gross internal area of 6,860 sq ft (674 sq m). The accommodation comprises retail sales areas, offices, workshop, stores, café area, kitchens and WC facilities. There is a mezzanine storage area amounting to 356 sq ft (33 sq m). Externally there is a large forecourt with parking for approximately 15 cars. To the rear of the premises there is an enclosed compound which makes for further parking and loading areas.

## Services

We understand that 3-phase electricity, gas, water and drainage are all connected to the property, but interested parties should contact the relevant service companies to confirm this.

## Business Rates

The property has a rateable value of £36,000.

## 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 **£46,000 pax**.

## Energy Performance Certificate

The property has an Energy Performance Asset Rating of C (73). A copy of certificate available on request.

## VAT

The rent payable is subject to VAT at the prevailing rate.

## Legal Costs

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

## Viewing

By prior arrangement with Grantham Estates  
tel. 01476 592960.





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