

Retail Premises

On the instructions of Grantham Investments Limited



18 Market Place, Grantham Lincolnshire, NG31 6LP

- Ground Floor Town Centre Retail Premises
- Nearby occupiers including butchers, takeaways, newsagents and wine bar
- Main Sales Area 241 sq ft (23.37 sq m) plus Office, Storage, Kitchen & WC
- Total area 370 sq ft
- Would suit a variety of retail or office uses, subject to planning
- New lease available at £8,000 per annum exclusive

01476 592960

18 Market Place
Grantham, Lincs, NG31 6LP

Location

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 Kings Cross of approximately 65 minutes. The Market Place is one of Grantham's busiest thoroughfares.

Description

Accommodation is as follows (all dimensions are approximate):

Sales Area	241 sq ft (23.37 sq m)
Office/store	77 sq ft (7.15 sq m)
Storage	10 sq ft (0.9 sq m)
Kitchen	42 sq ft (3.87 sq m)
WC	
Total 370 sq ft (Net Internal Area)	

Services

We understand that mains electricity, water and drainage are 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 currently has a Rateable Value of £8,300 with rates payable for the year 2019/20 of £4,183.

Small business rate relief may be available for this property which could reduce the rates payable by 100%. Please enquire directly with South Kesteven District Council, telephone 01476 406080.

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 **£8,000 per annum exclusive**. The rent is payable quarterly in advance by Direct Debit. The ingoing tenant will be required to pay a deposit equivalent to three months' rent prior to the commencement of the lease.

EPC

As the property is listed it does not require an Energy Performance Certificate.

VAT

The rent payable is subject to VAT.

Legal Costs

Each party to be responsible for their own legal fees incurred in this transaction.

Viewing

By prior arrangement with
Grantham Estates Tel: 01476 592960



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