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10 HIGH STREET, Grantham, NG31 6PU

**RENT: £30,000 P.A.X. LEASEHOLD
INCENTIVES AVAILABLE**

Town Centre retail premises extending to approximately 1,247 sq ft (116 sq m) with car parking to the rear in addition to 1st & 2nd floor offices having a further net internal area of approximately 3,545 sq ft (329 sq m)

- New effective full repairing and insuring sub-lease available for a minimum term of three years, or longer by negotiation
- Incentives package available to successful ingoing sub-tenant
- Specification includes suspended ceilings to ground floor with inset electric air conditioning/heating units together with perimeter trunking/data cabling and kitchen and WC facilities

116 sq m (1,247 sq ft)



Location

Grantham is an established market town in South Lincolnshire, being approximately 23 miles east of Nottingham and 25 miles south of Lincoln. The town has an estimated resident population of approximately 38,000 with a large and expanding catchment area. The A1 runs immediately to the west of the town providing excellent road communications and the town has a mainline rail connection to London Kings Cross with a journey time of approximately 80 minutes.

The property is situated in the town centre and neighbouring occupiers include Banks and Building Societies together with Estate Agencies and Restaurants as well as The George Shopping Centre. The property benefits from excellent passing footfall and has staff/customer car parking to the rear.

Description

The available accommodation at 10 High Street comprises a ground floor retail unit having an open-plan layout giving access to first and second floor office accommodation providing 11 individual offices in total together with kitchen and WC facilities. Car parking is provided to the rear where 6 allocated spaces are provided with the premises.

We understand that the property is not a Listed Building but is situated within an established Conservation Area.

Internally, a suspended ceiling with inset electric air conditioning/heating units is provided at ground floor level with electric night storage heating being provided to the upper floor office accommodation and with the whole building benefitting from perimeter trunking/data cabling.

Accommodation (all figures approximate)

The property briefly comprises the following on a net internal area basis:

Floor	Description	Sq Ft	Sq M
Ground	Retail Unit	1247	115.8
Ground	Store	246	22.9
First	Five Offices	1687	156.7
First	Kitchen	53	4.9
First	Ladies & Gents WCs		
Second	Six Offices	1559	144.8
Second	Ladies & Gents WC facilities		
TOTAL NIA		4792	445.1

EPC Rating

EPC Rating D.

VAT

The quoted rental terms expressed herein are exclusive of, but may be liable to, VAT at the prevailing rate.

Business Rates

The property is assessed under the 2010 Rating List as a Shop & Premises with a Rateable Value of £26,000.

For further information in respect of this matter and to confirm Rates payable, contact the Billing Authority, South Kesteven District Council. Tel: 01476 406080.

Planning

We understand that the property benefits from planning permission under Use Classes A1 & A2 covering general Retail uses together with sale of Financial and Professional Services to cover uses such as Estate Agency and so on. Further enquiries in respect of planning-related matters should be directed to the Local Planning Department at South Kesteven District Council. Tel: 01476 406080.

Rental Terms

We are quoting a rent of £30,000 per annum exclusive of VAT for the premises described herein which will be let by way of a new sub-lease for a term to be negotiated.

Lease Terms

The premises to be demised are to be let by way of a new effective full repairing and insuring sub-lease for a minimum term of 3 years, or longer by negotiation. Further information can be supplied from Brown & Co as Sole Letting Agents in respect of this matter.

Viewing & Further Information

For further information or an appointment to view this property please contact either of the Joint Sole Letting Agents:

Brown & Co
Granta Hall
6 Finkin Street
Grantham
NG31 6QZ
Tel: 01476 514433



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