



PRIME TOWN CENTRE RETAIL UNIT WITH PARKING

36 High Street, Grantham, NG31 6PH

- Prime modern Town Centre Retail Unit with Ancillary Accommodation above and Parking to rear.
- Retail area benefiting from air conditioning and suspended ceilings.
- Total net internal area approx. 132 sq m (1,420 sq ft). Area ITZA approx. 46.5 sq m (500 sq ft).
- Two car spaces to the rear accessed from Elmer Street North.
- Premises available by way of a new effective full repairing and insuring lease for a minimum term of 5 years.

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BROWN & CO

Property and Business Consultants

RENT: £15,000 P.A.X LEASEHOLD | 1,420 SQ FT

LOCATION

Grantham is an established Market Town in South Lincolnshire with a resident population of approximately 38,000 people.

The Town benefits from excellent road communication links via the A1 and also benefits from a main line rail connection to London Kings Cross with a journey time of approximately 75 minutes.

The property occupies a prime Retail Pitch fronting High Street located immediately adjacent to similar properties occupied by Santander, Timpsons and Barclays Bank.

DESCRIPTION

36 High Street briefly comprises a modern, mid-terraced Retail Unit with ancillary accommodation above benefiting from two Car Parking spaces to the rear accessed from Elmer Street North.

We believe the property was constructed during the late 1960's and is of two storey brick construction under a flat roof covering. The property is well-presented with the main Retail area benefitting from suspended ceilings with inset electric air conditioning/heating units and where electric heating is provided to the remainder of the accommodation and with the building being served by a fire alarm and emergency lighting system. There is a Staff Room and Offices to the First Floor and Staff WC Facilities to the rear of the main Retail Unit at Ground Floor level.

ACCOMMODATION

The property provides the following accommodation and has been measured on a net internal area basis:

Floor	Description	Sq M	Sq Ft	ITZA Sq M	ITZA Sq Ft
Ground	Shop – Zone A	24.83	267	24.83	267
Ground	Shop – Zone B	21.03	226	10.51	113
Ground	Shop – Zone C	28.71	309	7.18	77
Ground	Shop – Remainder	2.42	26	0.30	3
Ground	Ladies & Gents WC's				
First	Staff Room & 3 Offices	54.99	592	3.67	40
	TOTAL	131.98	1,420	46.49	500

EPC RATING

EPC Rating E116.

RENT

We are quoting £15,000 per annum in respect of this property.

LEASE TERMS

The Property is to be made available by way of a new effective full repairing and insuring lease for a minimum term of 5 years.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

VAT

The rental terms expressed herein are exclusive of, but may be liable to VAT at the prevailing rate and potential tenants are advised to clarify the VAT position prior to making an offer to acquire this property.

BUSINESS RATES

The property is assessed under the 2017 Rating List as a Shop & Premises with a Rateable Value of £20,500.

For further information in respect of the level of Business Rates payable in respect of this property please contact South Kesteven District Council Tel: 01476 406080.

SERVICES

We understand that the property is connected to mains electricity, water and drainage. We believe that mains gas may be available in this location but is not connected to the subject property.

Prospective tenants are advised to check upon the adequacy and provision with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

TOWN & COUNTRY PLANNING

The property was last used as a Travel Agents and as such has an established use now covered by Use Class E. We would recommend the prospective tenants discuss any planning-related matters with the Planning Department at South Kesteven District Council prior to making an offer to take a new lease in respect of this property. Tel: 01476 406080.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any new lease agreed.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Letting Agent:

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5 Oakwood Road
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