# RAWSTRON ◆ JOHNSON

## RETAIL AND LEISURE PROPERTY CONSULTANTS

# GRANTHAM • UNIT 57 & 59A • HIGH STREET







# SHOP UNITS TO LET

## LOCATION

Grantham is located approximately 23 miles east of Nottingham and 25 miles south of Lincoln. The town has a resident population of approximately 34,000, but draws on a wider district population of approximately 125,000 (Focus).

The subject parade occupies a prominent position on the High Street, and is in close proximity to the George Shopping Centre. Occupiers in the parade or nearby include **Clarks, Store 21, Edinburgh Woollen Mill** and **Pizza Express**.
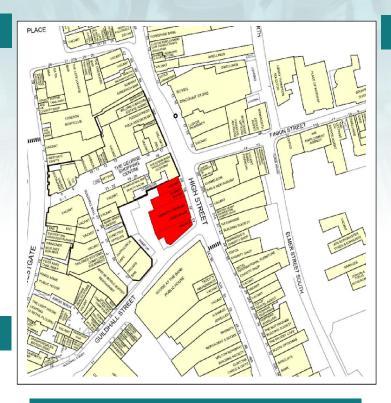
## TERMS

The units are available by way of new effectively full repairing and insuring leases on terms to be agreed.

**RENTAL**

Unit57 - £20,000 per annum

Unit59a - £20,000 per annum

The quoting rents are exclusive of rates, services, service charge, insurance, VAT and all other outgoings.

## ACCOMODATION

The properties provide the following approximate net internal areas.

| **Unit 57**<br>Ground Floor Sales | 1,208 sq ft (112.2sq m) |
|---|---|
| First Floor | 1,275 sq ft (118.5 sq m) |
| **Unit 59a**<br>Ground Floor Sales | 1,203 sq ft (111.8 sq m) |
| First Floor Sales | 494 sq ft (45.9 sq m) |
| Second Floor Ancillary | 287 sq ft (26.7 sq m) |

## RATING

We understand that the premises have been assessed for business rates as follows:

**Unit 57**
Rateable Value:  £30,750
Rates Payable 17/18: £16,772

**Unit 59a**
Rateable Value:  £27,000
Rates Payable 17/18: £14,773

(UBR £0.466)

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

## EPC

An EPC will be made available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting

## VIEWINGS

Strictly via prior appointment through the letting agents
Rawstron Johnson - 0113 450 7000
email anthony@rj-ltd.co.uk
or
Escritt Barrell Golding - 01476 590211
email Stephen.Short@ebgproperty.co.uk

**SUBJECT TO CONTRACT**