

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	
Ground Floor Sales	1,208 sq ft (112.2sq m)
First Floor	1,275 sq ft (118.5 sq m)
Unit 59a	
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



Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.