

GRANTHAM • UNIT 11-12 ISAAC NEWTON SHOPPING CENTRE



SHOP TO LET

LOCATION

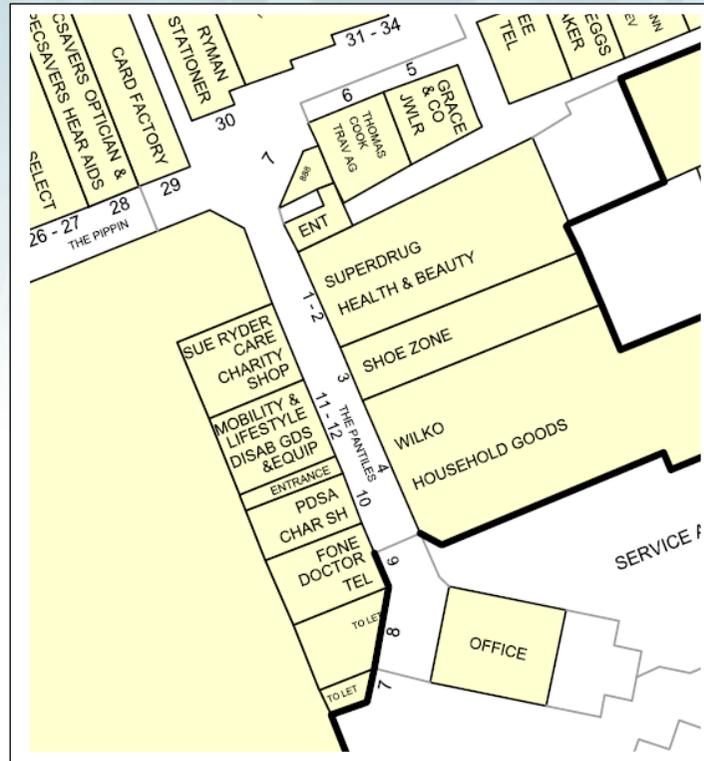
Grantham is located 23 miles east of Nottingham and 25 miles south of Lincoln. The A1 is situated immediately to the west of the town, with the A52 providing a direct link to Nottingham. There is a regular rail service from Grantham to London King Cross

The town has a resident population of approximately 34,000, but draws on a wider district population of approximately 125,000 (source: Focus)

Isaac Newton Shopping Centre represents the prime retail pitch in Grantham and is anchored by a 62,000 sq.ft Morrisons Supermarket. The centre is occupied by a complimentary mix of multiple and independent retailers including **Holland & Barratt, Loungers, Superdrug, Wilko** and **Costa**.

The centre has an integral **560 space multi-storey car park**.

The subject unit occupies a prominent position opposite Wilko.



TERMS

The unit is available by way of new effectively full repairing and insuring lease at a commencing rent of £18,000 per annum exclusive.

The Tenant will be liable for service charge costs. Further details are available on request.

ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor | 1,180 sq ft (109.63 sq m)

RATING

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

Rateable Value: £16,000

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 transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson - 0113 450 7000

Email: lawrence@rj-ltd.co.uk or adrian@rj-ltd.co.uk

SUBJECT TO CONTRACT AND VACANT POSSESSION

