

## GRANTHAM • UNIT 8 ISAAC NEWTON SHOPPING CENTRE



### SMALL SHOP TO LET

## LOCATION

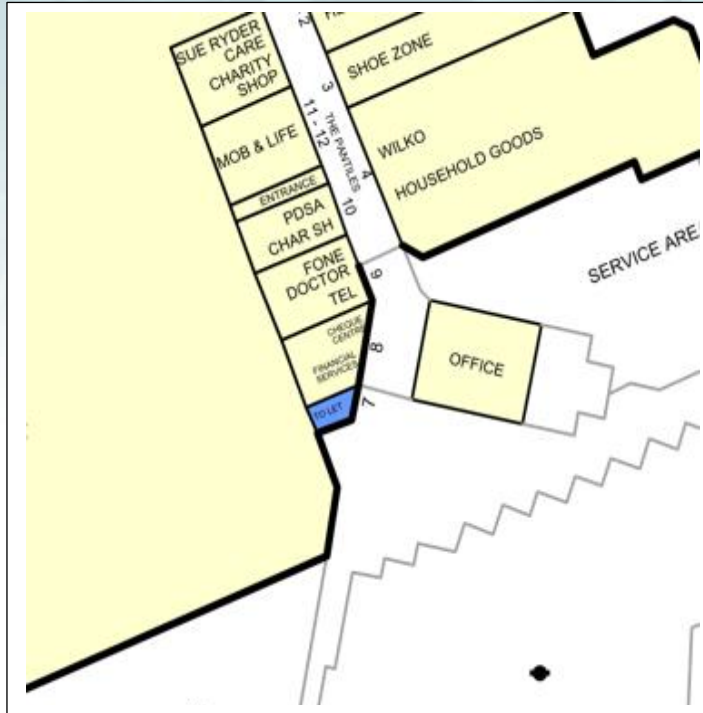
Grantham is located 23 miles east of Nottingham and 25 miles south of Lincoln. The A1 is situated immediately to the west of the town, with the A52 providing a direct link to Nottingham. There is a regular rail service from Grantham to London King Cross

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, Peacocks, Select, Wilko** and **Costa**.

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

The subject unit occupies a prominent position opposite the town's bus station.



## RATING

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

Rateable Value: £6,100

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.

## TERMS

The unit is available by way of new effectively full repairing and insuring lease at a commencing rent of £4,500 per annum exclusive.

The Tenant will be liable for service charge costs of approximately £750 per annum exclusive.

## ACCOMODATION

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

Ground Floor | 217 sq ft (20.16 sq m)

## VIEWINGS

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

Email: [anthony@rj-ltd.co.uk](mailto:anthony@rj-ltd.co.uk) or [adrian@rj-ltd.co.uk](mailto:adrian@rj-ltd.co.uk)

## SUBJECT TO CONTRACT

