

Grantham - 3A Westgate, Lincolnshire NG31 6LT  
Free-of-Tie Café/Bar to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



# Grantham - 3A Westgate, Lincolnshire NG31 6LT

## Free-of-Tie Café/Bar to Rent



### Property Features:

- Comprises ground floor bar/cafe
- VAT is applicable to this property
- No premium, legal or agent fees
- Available on a new lease with flexible terms
- Located in the town centre with occupiers nearby including HSBC, Nationwide, Iceland Foods and more.

### Property Description:

Comprises Grade II Listed retail unit t/a licensed bar & café, providing the following accommodation and dimensions:

Ground Floor: 70 sq m (753 sq ft)

Open plan seating, bar, commercial kitchen, storage, wc



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £195 + VAT per week (PCM: £845 + VAT)

Deposit: £1,700

### Rateable Value:

Rateable Value - £10,750 p.a.

Rates Payable - £0\*

\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.



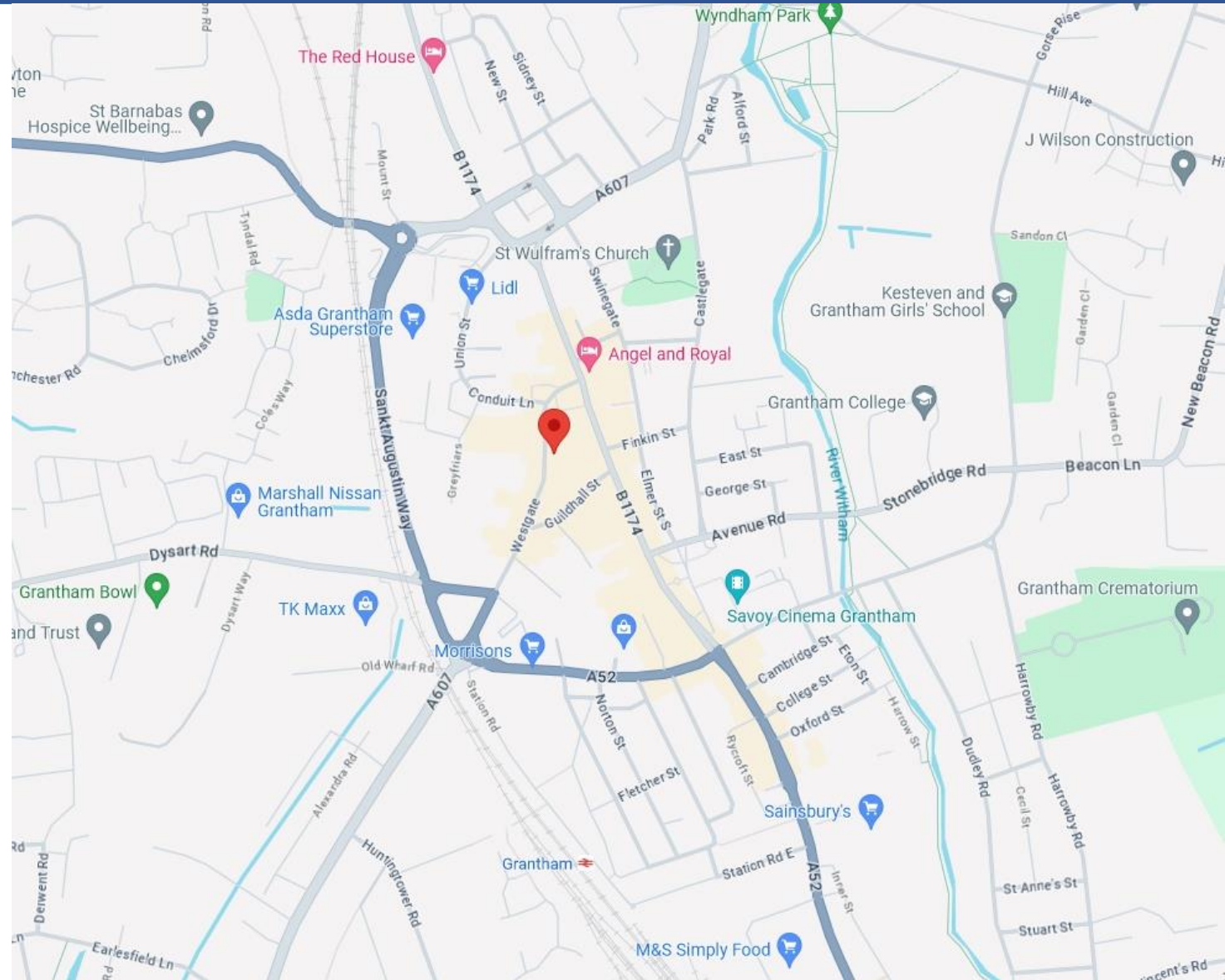
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### Location:

Grantham is a market and industrial town in the South Kesteven district of Lincolnshire, England, straddling the London–Edinburgh East Coast Main Line and the River Witham and bounded to the west by the A1 north–south trunk road. The property is located in the town centre with occupiers nearby including HSBC, Nationwide, Iceland Foods and more.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

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