



SECURE STORAGE COMPOUND

OLD WHARF ROAD, GRANTHAM NG31 7AA

- Secure compound for storage.
- Site area approximately 0.112 acres.
- Town centre location.
- Available by assignment of the current tenants lease.

£7,500 P.A.X. LEASEHOLD

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LOCATION

Grantham is an established market town in South Lincolnshire being approximately 23 miles east of the city of Nottingham and 25 miles south of the city of Lincoln. The town has a population of approximately 38,000 people and the A1 runs immediately to the west of the town providing excellent road communications and where Grantham also has a main line rail connection to London Kings Cross with a journey time of approximately 75 minutes.

The Compound fronts Old Wharf Road just off Harlaxton Road and the edge of the town centre. Old Wharf Road is a cul-de-sac road benefitting from limited on-road traffic.

DESCRIPTION

The Compound edged red on the plan has direct access off Old Wharf Road and is a secure concrete surfaced compound with boundaries bordered by palisade fencing and brick walls. The configuration of the storage area prevents stored items, in the main, from being seen from the public highway.

ACCOMMODATION

Description	m2	Acres
Compound	454.9	0.112

SERVICES

We understand that electricity is available to the site.

Prospective tenants are advised to check upon the adequacy and provision of services within the relevant Statutory Authorities prior to making an offer to take assign the lease in respect of this property.

TOWN AND COUNTRY PLANNING

The property was previously used as a storage compound. For further information in respect of planning-related matters, prospective tenants are advised to make their own enquiries via The Planning Department at South Kesteven District Council Tel: 01476 406080.

BUSINESS RATES

Prospective tenants should clarify the level of Business Rates payable via South Kesteven District Council Tel: 01476 406080.

LEASE & RENTAL TERMS

The property is made available by way of assignment of our clients effective full repairing and insuring lease which expires on the 1st September 2027. There is a break clause on the 1st September 2025 subject to at least six months written notice in advance.

EPC

Not required.

RENT

The current rent payable is understood to be £7,500 plus VAT per annum.

VAT

We understand that the property is elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any letting negotiated.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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