



## LARGE TOWN CENTRE RETAIL/BULKY GOODS PREMISES

11 GUILDHALL STREET, GRANTHAM, NG31 6NJ

- Town Centre Retail/Bulky Goods Premises with potential for use for a wide variety of purposes given the size, open-plan layout and eaves height of the property.
- Customer entrance from Guildhall Street with further loading access from rear Service Yard shared with B&M Bargains from Greenwood's Row.
- Property situated adjacent to large Pay & Display Car Park with limited on-street parking also available to the frontage. Nearby large Retailers include B&M Bargains, Boots, Boyes & WHSmith.
- NIA approx. 6,600 sq ft (613 sq m).

**£40,000 P.A.X. LEASEHOLD | 6,600 ft<sup>2</sup> (613 m<sup>2</sup>)**

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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 and having a resident population of approximately 38,000 people with a large catchment area.

The A1 runs immediately to the West of the Town providing excellent road communication links with Grantham also having a main line rail connection to London Kings Cross with a journey time of approximately 75 minutes.

Guildhall Street is a Town Centre Retailing location situated off the High Street and nearby Retailers include B&M Bargains, Boots, Boyes & WHSmith. A large Pay & Display Car Park is also located within 50 metres of the subject property accessed off Guildhall Street via Greenwood's Row.

## DESCRIPTION

11 Guildhall Street briefly comprises a large Retail/Bulky Goods Premises. We believe the property was constructed during the 1970's and offers predominately open-plan space internally and has an excellent working height making it suitable for a wide variety of alternative uses to include Leisure/Gymnasium together with Restaurant/Bar, subject to the relevant planning permissions being obtained.

As well as pedestrian access from Guildhall Street, there is also rear access via a shared Service Yard used by both the subject property and B&M Bargains adjacent providing goods access off Greenwood's Row.

## ACCOMMODATION

The property provides the following accommodation and has been measured on a net internal area basis:

Floor	Description	m2	Sq ft
Ground	Retail/Bulky Goods	613	6,600

## EPC RATING

The property has a current and compliant EPC Rating of E121.

## RENT

We are quoting £40,000 per annum exclusive of VAT at the appropriate rate for the property.

## LEASE TERMS

The property is to be made available by way of a new effective full repairing and insuring lease for a minimum initial term of 5 years.

## VAT

The rental terms quoted herein are exclusive of, but may be liable to VAT at the prevailing rate.

## BUSINESS RATES

The property is assessed under the 2023 Rating List as a Shop & Premises with a Rateable Value of £48,750. Potential tenants should contact South Kesteven District Council regarding the level of Business Rates payable in respect of this property. Tel: 01476 406080.

## TOWN & COUNTRY PLANNING

The property has been used in the recent past for general Retail purposes and, as such, should benefit from planning consent falling under Use Class E of The Town & Country Planning (Use Classes) Order 2020. 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.

## SERVICES

We understand that the property is connected to mains electricity, water and drainage. We understand that mains gas is available in this location but may not be currently connected to the property. Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making a commitment to take a new lease in respect of this property.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Joint Sole Letting Agents:

For further information or to arrange a viewing please contact:

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