



## TOWN CENTRE RETAIL UNIT

22/23 MARKET PLACE, GRANTHAM, NG31 6LP

- Well located in the heart of the Town centre.
- New effective FRI lease available for a minimum term of 3 years.
- NIA approx 2,258 ft<sup>2</sup> (210.0 m<sup>2</sup>)
- Fantastic natural light and historical features suitable for a variety of uses including office, art or yoga studio, showroom or café, subject to the necessary planning consents.

**£15,000 P.A.X. LEASEHOLD | 2,258 ft<sup>2</sup> (210.0m<sup>2</sup>)**

### **William Gaunt**

Brown&Co

M: 07919 694235

T: 01522 504322

E: [william.gaunt@brown-co.com](mailto:william.gaunt@brown-co.com)

### **James Cameron**

Brown&Co

M: 07768 465753

T: 01522 457172

E: [james.cameron@brown-co.com](mailto:james.cameron@brown-co.com)

Lincoln

5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH

T 01522 457800 | E [lincoln@brown-co.com](mailto:lincoln@brown-co.com)

**BROWN & CO** JH Walter

## LOCATION

Grantham is an established Market Town in South Lincolnshire being approximately 23 miles east of Nottingham and 25 miles south of Lincoln and having a residential population of approximately 38,000 people with a large catchment area. The A1 runs immediately to the west of the town providing excellent road communications and the town also benefits from a main line rail connection to London Kings Cross with a journey time of approximately 75 minutes.

The property comprises a mid-terrace Unit on the Market Place within Grantham Town Centre. Nearby occupiers include Newton Fallowell Estate Agents, Westgate Bakery, the Tap & Tonic Cocktail Bar and the Angel & Royal Hotel.

## DESCRIPTION

The property comprises a mid-terrace Unit with Ground, First and Second Floor Retail space together with an office/store, kitchen and WC's on first floor and two former panelled changing rooms on the second floor.

The premises has a single glazed new wooden Shop front with the Retail area having painted and plastered walls and ceiling and exposed wooden floorboards. To the front of the property there are decorative gates at Ground Floor level. To the rear of the Retail area there is access an enclosed courtyard as well as to the Basement. The First and Second Floor Retail Accommodation predominately has exposed wooden floorboards, painted and plastered walls and ceilings and wall mounted air conditioning.

## ACCOMMODATION

The property has been measured on a Net Internal Area basis:

Description	m2	Sq.ft
Ground Floor - Sales Area	63.9	688
Ground Floor - Store	1.4	15
First Floor - Sales Area	60.7	653
First Floor - Kitchen	15.4	14.3
First Floor - Store/Office	5.8	62
First Floor - Store	3.2	34
First Floor - WC	-	-
Second Floor - Retail	54.9	591
Second Floor - Stores	5.8	61
Total NIA	50.5	543

## SERVICES

We understand that the property is connected to mains electricity, water and drainage.

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

## TOWN AND COUNTRY PLANNING

The property has been used as a Retail Shop and as such has an established use which is now covered by Use Class E of The Use Classes Order 2023. We would recommend that prospective tenants discuss any planning related enquiries with the Planning Department at South Kesteven District Council prior to making an offer to take a lease in respect of this property. Tel: 01476 406080.

## BUSINESS RATES

The property is assessed under the 2023 Rating List as a Shop and Premises with a Rateable Value of £12,750.

Subject to the ingoing tenant meeting certain criteria, it is possible to claim up to 100% exemption from the payment of Non-Domestic Business Rates utilising the Government's Small Business Rate Relief Initiative. We would recommend that prospective tenants contact South Kesteven District Council regarding this matter Tel: 01476 406080.

## LEASE TERMS & RENTAL TERMS

The property is made available by way of a new full repairing and insuring lease for a minimum term of 3 years at £15,000 per annum.

## EPC

The property has an EPC rating of C75 valid until 27th September 2033.

## VAT

We understand that VAT will be charged upon the rent.

## 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:

## AGENT

William Gaunt  
01522 504322  
07919 694235  
william.gaunt@brown-co.com



## IMPORTANT NOTICES

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## Lincoln

5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH  
T 01522 457800 | E lincoln@brown-co.com