



TOWN CENTRE RETAIL/OFFICE UNIT

71 HIGH STREET, GRANTHAM NG31 6NR

- End-terrace Retail Unit and ancillary accommodation over three floors. Suitable for a variety of uses, subject to the necessary planning consents.
- New effective FRI lease available for a minimum term of 3 years.
- NIA approx 2,482 ft² (230.6 m²).
- The client may let the ground floor Retail space and the first and second floor Offices separately.

£20,000 P.A.X. LEASEHOLD | 2,482 ft² (230.6m²)

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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.

71 High Street benefits from being located on the corner of High Street and Market Place within Grantham Town Centre. Nearby occupiers include British Heart Foundation and Newton Fallowell Estate Agents.

DESCRIPTION

The property comprises an end-terraced Retail Unit and ancillary accommodation over three floors. The ground floor currently comprises a reception office, meeting room, office/consultation room, kitchen, 2 x stores and a disabled WC. The majority of the ground floor has been divided by stud wall partitioning which could be removed to create a larger open-plan retail space. The first floor comprises 7 offices/consultation rooms and the second floor comprises 4 offices/consultation rooms, kitchen and ladies WC. The space on the first and second floors has also been separated by stud wall partitioning and could be removed to create open-plan space if required.

The property benefits from air conditioning, suspended ceilings with LED lighting and a recently refurbished shop front with a return frontage onto Market Place.

ACCOMMODATION

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

Description	m2	Sq.ft
Ground Floor - Sales Area/Offices/Meeting Rooms	65.0	700
Ground Floor - Kitchen	8.2	88
Ground Floor - Disabled WC	-	-
Ground Floor - Stores	6.6	71
First Floor - Office/Storage Space	70.7	761
Second Floor - Office/Storage Space	80.1	862
Second Floor - WC	-	-
Total NIA	230.6	2,482

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 Resource Centre 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 Resource Centre 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 effective full repairing and insuring lease for a minimum initial term of 3 years at £20,000 per annum.

EPC

The property has an EPC rating of E121 valid until 27th November 2031.

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

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BUCKMINSTER

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