

Richardson

First Floor Offices
10 Guildhall Street
Grantham
NG31 6NJ

Commercial Property Specialists

TO LET

£22,000 Per Annum Plus VAT



- Excellent Modern Office Accommodation
- NIA 236.55 Sq m (2,546 Sq ft)
- EPC: D
- First Floor
- Parking Available Through Separate Agreement
- TO LET- New Lease
- Partitioned Offices & Open Space
- Self Contained

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB



RICS

www.richardsonstateagents.co.uk

01780 762433

LOCATION

Grantham is a growing market town with a current population of approximately 45,000. In coming years there is set to be 3,700 houses built as well as a health centre and shops at The Spittlegate Heath Development which is only approximately 1.5 mile away from the subject property. This property is situated on Guildhall Street in the town centre. Grantham is located approximately 15 miles South of Newark and 18 miles North of Stamford.

DESCRIPTION

This first floor office accommodation comprises a variety of different size partitioned offices and open plan space, board room, male and female W.C's, shower, kitchen and store room. The property benefits from central heating, carpet throughout, suspended ceiling with recessed lighting. Parking is available through separate negotiation.

ACCOMMODATION

The premises have been measured in accordance with the RICS code of measuring practice on a net internal floor area basis.

Total NIA- 236.55 Sq m (2,546 Sq ft)

SERVICES

We understand that mains electricity, gas, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective purchasers must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable Value: £22,500

Interested parties should however rely on their own enquires as to the amount of rates payable.

TERMS

The property is available on a new full repairing and insuring lease for a term to be negotiated. There will be a service charge for the upkeep of the roof, structure, common areas and disposal of business waste.

EPC RATING

Energy rating: D

VAT

We understand that VAT will be charged.

LEGAL COSTS

Each party to bear their own legal costs incurred within the transaction.

VIEWING

For an appointment to view or further information please contact -
Charlie Burrows t: 01780 758005 e: cburrows@richardsonsurveyors.co.uk
Andrew Leech t: 01780 758007 e: aleech@richardsonsurveyors.co.uk

Agents Note

Under the Estate Agents Act of 1979, we hereby give notice that an employee of Richardson is a relative of the owner of this property.

First Floor



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IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale