

Pigott & Hall

COMMERCIAL TO LET

SERVICED OFFICE/MEETING SPACE

Second Floor, 12-13 Westgate, Grantham, Lincolnshire, NG31 6LT



SERVICED 2nd FLOOR OFFICE WITH WC AND STAFF ROOM
IMPRESSIVE GRADE II LISTED BUILDING
RENOVATED AND IN EXCELLENT CONDITION
PROMINENT TOWN CENTRE POSITION CLOSE TO
NEW LEASE AVAILABLE – FLEXIBLE TERMS & INCENTIVES
AVAILABLE

RENT: £4,200 p.a. (exclusive)

P.T.O.

Residential and Commercial Sales, Property Management and Lettings

38 Westgate Grantham Lincolnshire NG31 6LY

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www.pigottandhall.com Enquiries@pigottandhall.com

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VAT No. 890 6810 02

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GRANTHAM is an increasingly popular Market town with a growing population of around 44,898 Population [2021] and shopping population estimated at between 70,000 and 80,000. There are excellent road and rail connections with the town being at the junction of the A1 and A52 trunk roads and within easy reach of major centres in the area including Nottingham, Leicester and Peterborough, all within 40 miles radius. London is approximately 65 minutes away by high-speed train from Grantham railway station.

LOCATION:

LOCATED ON THE 2nd FLOOR OF THIS IMRESSIVE, GRADE II LISTED PROPERTY, THIS OFFICE WOULD MAKE AN IDEAL WORK/MEETING PLACE, CONVENIENTLY SITUATED IN THE TOWN CENTRE.

ACCOMMODATION:

Main Office: 48m² (517 ft²)
Staff Room/Kitchen and toilet
Ground Floor also available separately.

DEPOSIT: A deposit, usually equivalent to 3 months of the full rent is required upon signing the lease/licence.

SERVICES: Mains water, electricity and drainage are connected. No tests have been carried out of any of the services and no guarantee or warrantee is given as to the effectiveness, suitability or adequacy nor whether are they sufficient to meet the requirements and needs of the takers.

OUTGOINGS: We understand from the Valuation Office website that the Rateable Value is **£4,200**. The Uniform Business Rate for 2024/25 being 49.9p in the £. Interested parties are advised to make their own enquiries of the local authority for verification purposes.

LEASE: A new lease on an effective internal repairing and insuring basis is available for a period to be agreed with the rent subject to review each three years. The Landlord may also consider a licence. Other terms negotiable and details of service charges available on enquiry.

COSTS: The landlord proper legal costs in connection with the preparation of the lease/licence to be borne by the taker. There is a charge of £72 paid by the proposed tenant for referencing and the cost of a licence is £360 where applicable. The cost of a lease is subject to solicitors' fees, which of course are variable and you should seek further advice from your solicitor as to the likely costs.

VAT: The rent is liable for VAT at the prevailing rate.

CEPC: **B45**

VIEWING: Strictly by appointment with the Letting agent **Pigott & Hall**.
38 Westgate, Grantham, Lincs NG31 6LY **Tel.** 01476 592550 **Fax** 01476 592386
www.pigottandhall.com Enquiries @pigottandhall.com

* Subject to any relevant permission required for change of use – prospective tenants are to make their own enquiries to SKDC Planning Department.- <https://www.southkesteven.gov.uk/do-i-need-planning-permission> 01476 40 60 80

MEASUREMENTS: Whilst every care has been taken in the preparation of these particulars, the purchasers or prospective tenants are advised to satisfy themselves that the statements contained and measurements given, if any, are correct. All measurements are approximate and given to the nearest 0.83. (3ins.)

MISREPRESENTATION ACT: 'Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.'