

Pigott & Hall

COMMERCIAL TO LET

RETAIL SHOP

35 Westgate, Grantham, Lincolnshire, NG31 6LY



CENTRALLY LOCATED

SUITABLE FOR RETAIL OR OFFICE USE

AREA: 904 sq. ft. (84 m²) GIA

CLOSE TO MAIN LINE RAILWAY STATION

LIMITED CAR PARKING TO REAR

RENT: £7,000 p.a.(exclusive)

P.T.O.

Residential and Commercial Sales, Property Management and Lettings

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GRANTHAM is an increasingly popular Market town with a growing population of around 38,000 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:

THE GRADE II LISTED PROPERTY IS CONVENIENTLY LOCATED NEAR THE JUNCTION OF WESTGATE, WHARF ROAD AND DYSART ROAD AND CLOSE TO CAR PARKING, THE BUS STATION, MORRISONS AND THE ISAAC NEWTON SHOPPING CENTRE, THE LOCAL SATURDAY MARKET & ON A PEDESTRIAN ROUTE TO THE TRAIN STATION. CURRENT USE AS RETAIL BUT COULD BE OFFICES WITH RELEVANT CHANGE OF USE.

A C C O M M O D A T I O N:

Entrance to the shop is from the main door on Westgate to the shared lobby to:

- Sales Area:** 9.22m x 3.65m (30'3" x 12') slight step and narrowing to 2.83m (9'3")
Full front shop window, lighting and 2 Rointi electric heaters, door to cellar area and door to
- Rear Office:** 4.62m x 4.55m (15'02 x 14'11)
2 Rointi electric heaters and through to:
- Stock room/ Office:** 2.91m x 2.38m (9'6" x 7'9")
with Rointi electric heater, door to attached store and through to:
- Staff/Kitchen:** Sink unit, wall unit, work surface and Rointi electric heater and door to:
- Toilet:** with WC, wash basin and heated towel rail.
- Outside:** Rear yard with parking for two, possibly three cars

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 warranty 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 **£4,250**. 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 full 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.

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. 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.

ENERGY EFFICIENCY RATING: E124

VIEWING: Strictly by appointment with the Letting agent **Pigott & Hall**.
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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.'