

TO LET £9,800 Plus VAT Per Annum

Unit 7 Kings Walk, Guildhall Street, Grantham, NG31 6NL



- Retail Premises
- Return Frontage
- Town Centre
- Eligible For Small Business Rates Relief
- Prominent Corner Location
- NIA 39.25 sq m (422 sq ft)
- To Be Refurbished
- EPC: C

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

The property is situated on Guildhall Street with return frontage to Kings Walk, a busy thoroughfare between Guildhall Street and Westgate in the town centre. There is good parking with street parking close by and a large public carpark opposite. The wider area comprises a typical town centre with a variety of shops, commercial units, cafés and restaurants and professional services. Grantham is a growing market town with a current population of approximately 45,000 and benefits from great connectivity with the A1 Great North Road close by as well as The East Coast Mainline running through, linking it to London and the North. Grantham is located approximately 15 miles south of Newark and 23 miles north of Stamford.

DESCRIPTION

This ground floor unit comprises a main retail area with store room and W.C to the rear. The property benefits from a prominent corner location with return frontage, suspended ceiling with recessed LED lighting and a bay window.

Please note that the property will be refurbished before a new lease is granted.

ACCOMMODATION

We have calculated the net internal floor area to be as follows;

TOTAL NIA 39.25 sq m (422 sq ft)

SERVICES

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

BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £6,900

This property is eligible for small business rates relief. However interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The property is available TO LET on a new full repairing and insuring lease for a term to be negotiated at an asking rent of £9,800 plus VAT per annum.

EPC

Energy rating: C

VAT

We understand that VAT will be charged.

LEGAL COSTS

Each party to pay their own legal costs incurred.

VIEWING

For an appointment to view or further information please contact;

Charlie Burrows

e: charlieb@commercialist.co.uk t: 07923 448308

AGENTS NOTE

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



IMPORTANT NOTICE – Commercial List 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 by the vendor or lessor 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 Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.