

TO LET £3,950 Plus VAT Per Annum

1st & 2nd Floors, 25 St. Catherines Road, Grantham, NG31 6TT



- Office Premises
- First & Second Floors
- Carpeted Throughout
- NIA- 58.99 sq m (635 sq ft)
- Excellent Location
- Shared Entrance Lobby
- Gas Fired Central Heating
- Eligible For Small Business Rates Relief

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

The property is located along St Catherine's Road which is in close proximity to the town centre and benefits from a public car park opposite. The wider area comprises a typical town centre with a variety of shops, commercial units and residential. 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 demise comprises a first and second floor office suite which is accessed via a ground floor shared lobby. The accommodation is made up of four separate offices, kitchenette and store with shared W.C on the ground floor. The premises benefits from carpeted floors throughout and gas fired central heating.

ACCOMMODATION

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

First Floor- 40.31 sq m (434 sq ft)

Second Floor- 18.68 sq m (201 sq ft)

TOTAL NIA- 58.99 sq m (635 sq ft)

SERVICES

We understand that mains electric, water, gas 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: £3,700

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 internal repairing and insuring lease for a term to be negotiated at an asking rent of £3,950 plus VAT per annum.

VAT

We understand that VAT will be charged.

EPC

Energy rating: tbc

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





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.