

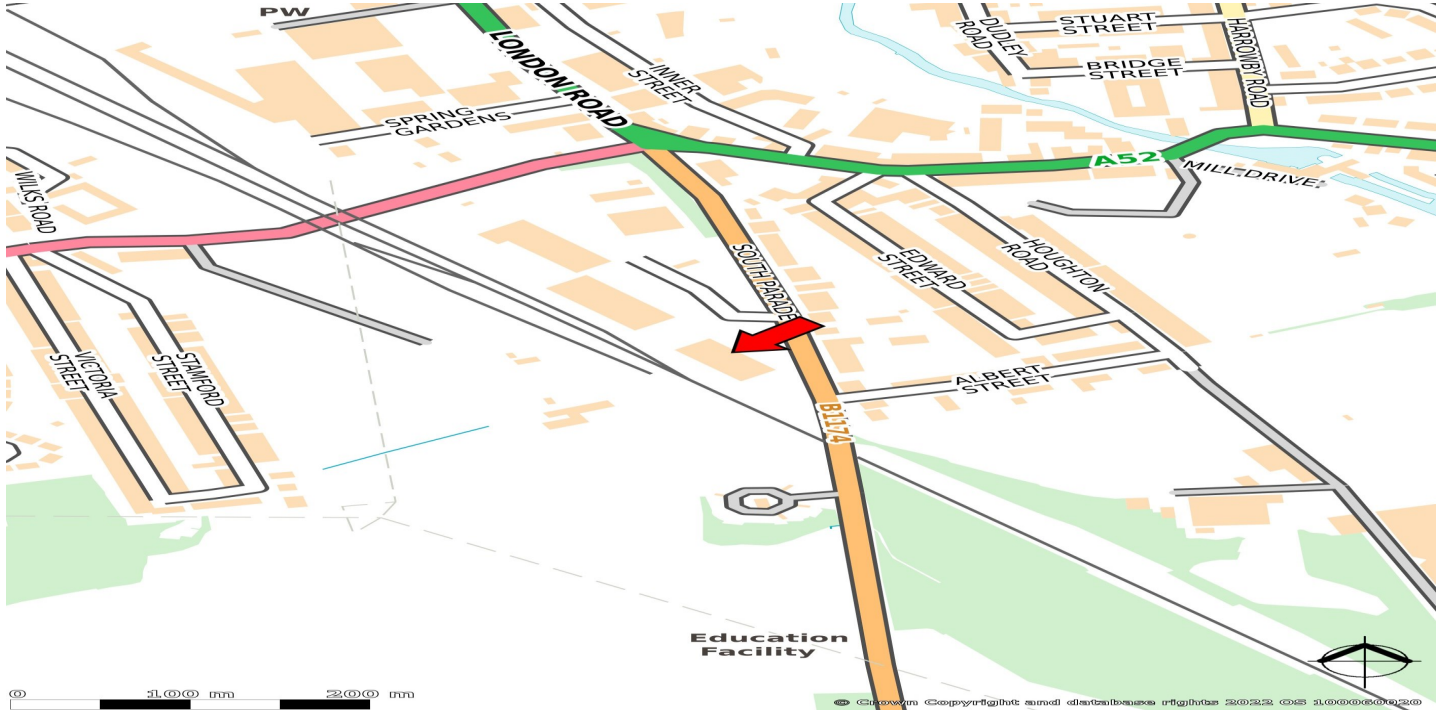


**LONG LEASEHOLD RETAIL STORE**  
**1,309 SQ M (14,090 SQ FT)**  
**IMMEDIATELY AVAILABLE—DUE TO RELOCATION**

**FOR SALE / TO LET**  
**(DUE TO RELOCATION)**

**SOUTH PARADE**  
**GRANTHAM**  
**NG31 6HT**

- ◆ Strong secondary location, adjoining existing Dunelm, Buildbase and Furniture Barn
- ◆ Dedicated parking—92 spaces
- ◆ Long Leasehold with current geared Ground Rent of £17,500 p.a.
- ◆ Immediately available—due to relocation
- ◆ Total plot area of circa 1.7 acres



## LOCATION

The subject Unit occupies a prominent main road position on South Parade, approximately 1 mile south of the existing Town Centre and London Road, which is regarded locally as the Town's prime retail warehouse pitch.

Nearby occupiers include Dunelm, together with a Buildbase Building Centre, Furniture Barn and McDonalds.

## DESCRIPTION

The property comprises a purpose built Food Store, together with an adjoining surface car park for 92 cars.

## ACCOMMODATION

Whilst we have not yet had the opportunity to measure the property at this stage, we understand that the Store has a Gross Internal Area of circa 14,090 sq. ft, (1,309 sq. m).

Dependant upon individual retail requirements it may be possible to split the Unit, with shared loading facilities.

## TENURE

We understand that the property is held on an historic sub underlease for a period of 122 years from the 1st September 1994.

The current Ground Rent payable is £17,500 p.a. (subject to further review) - further details/Legal Pack are available upon request.

## PLANNING

We understand that the existing Unit has a Retail Planning Consent to enable Retail A1 Use.

Prospective Tenants/Purchasers are however advised to make their specific

## LEASE TERMS

The property is available To Let by way of a new Full Repairing and Insuring sub-underlease, or by way of a Long Leasehold sale, on terms to be agreed.

## FOR SALE/RENTAL

For Sale: Offers Over 1.3 million  
 For Rental: Offers Over £100,000.

## VAT

VAT is applicable at the prevailing rate.

## RATES

Rateable Value: £153,000.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

## RESTRICTIVE COVENANT

Prospective Tenants/Purchasers are advised that our Client will be looking to impose a Restrictive Covenant which prohibits any DIY/building material use, together with the principal sale of food and frozen products from the Unit.

## EPC

An EPC is available and can be provided on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the letting/disposal.

## VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.  
 Contact: Andrew Urquhart or Paul Mason  
 Telephone: 01204 522 275

## Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



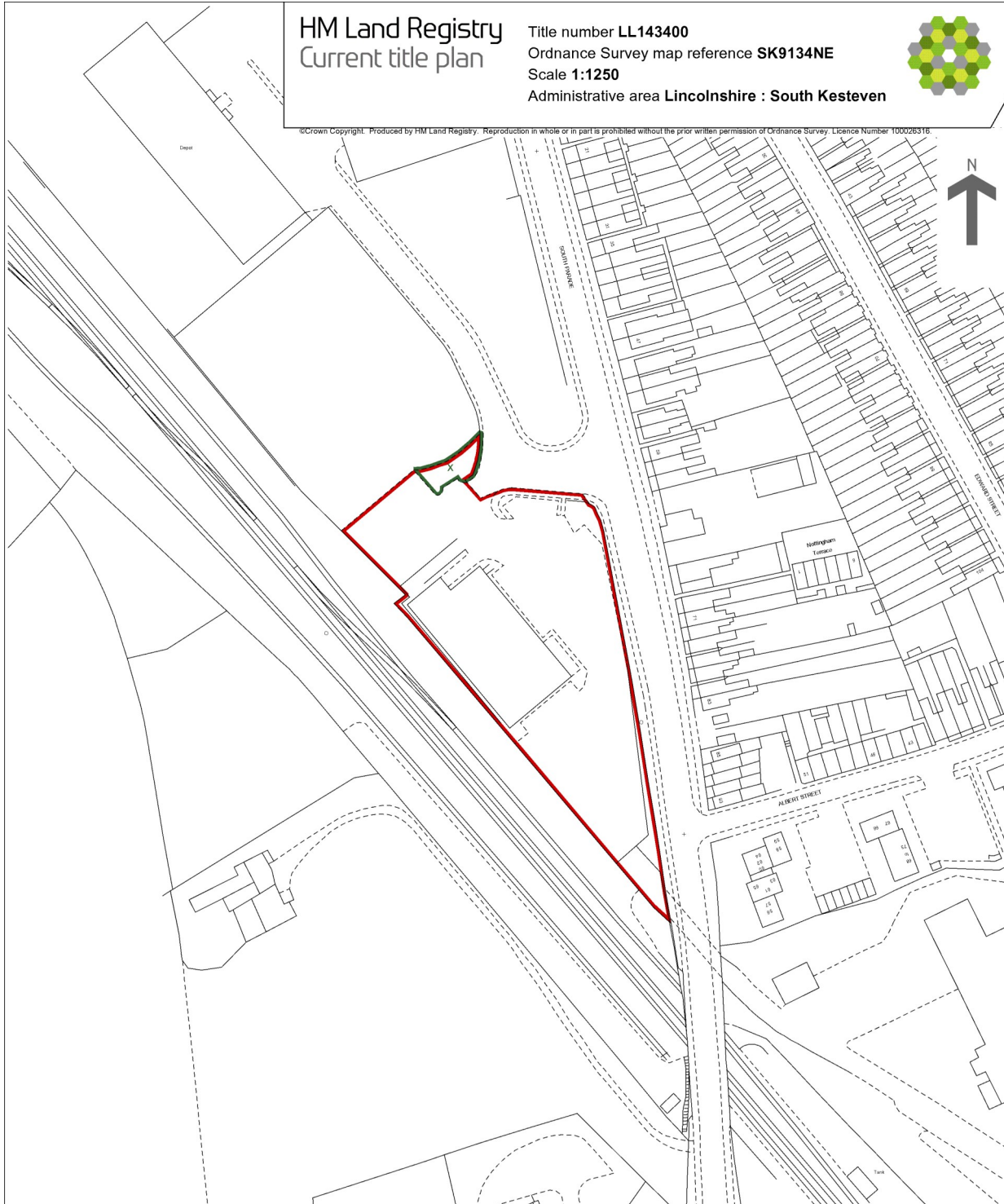


**Aerial photograph for illustrative/identification purposes only**

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**Plan for identification purposes only - Not to scale**

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