Pigott & Hall

COMMERCIAL

TO LET

ESTABLISHED WORKSHOP/WAREHOUSE

UNIT 1, WILLOW LANE, OFF HARLAXTON ROAD, GRANTHAM NG31 7SW



CURRENT USE AS WORKSHOP
POSSIBLY SUITABLE FOR OTHER USES (subject to consent)
MECHANIC/MOTOR TRADE OR BUSINESS WILL NOT BE CONSIDERED
AVAILABLE START JANUARY
READY ACCESS TO A1 TRUNK ROAD, A607 AND A52
EDGE OF TOWN LOCATION IN A MIXED COMMERCIAL USE AREA

RENT: £6,750 per annum (exclusive)

p.t.o.

Residential and Commercial Sales, Property Management and Lettings
38 Westgate Grantham Lincolnshire NG31 6LY
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GRANTHAM is an increasingly popular Market town with a growing population of around 35,000 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.

THE PREMISES AT PRESENT ARE USED AS ENVIROMENTAL CONTRACTORS BUT COULD BE SUITED TO OTHER USES (subject to consent) – NOT FOR MECHANIC/MOTOR TRADE OR BUSINESS

WILLOW LANE is off **HARLAXTON ROAD** by the Fire Station and has ready access to the A1 Trunk Road North and South bound, the A607 and the A52.

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

The unit is breezeblock with flat roof construction and with a high-ceiling central area and comprises:

MAIN WORK SHOP: **14.30m x 5.84m max (46'11 x 17'05 max) = 83.51 m² - 899 sq. ft.**
Also **Office/Staff Room** and **Toilet**

OUTSIDE: Some parking.

GENERAL:

SERVICES: All mains services are connected or readily available. 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 they are sufficient to meet the requirements and needs of the takers.

OUTGOINGS: We understand from the Valuation Office website that the Rateable Value is **£5,700**. The Uniform Business Rate for 2026/27 being 43.2p 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: E111

PLANNING: The tenant should make sure with the local authority that the use required is acceptable.

VIEWING: Strictly by appointment with the letting agents **Pigott & Hall**
38 Westgate. Grantham, Lincs NG31 6LY Tel. 01476 592550 Fax. 01476 592 386
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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