
54 High Street
Grantham | NG31 6LT

High Street Retail Premises in Grantham Town Centre – May Suit Other Uses (STP)

118.69m² (1,277ft²)



- Prominent retail opportunity in Grantham
- Situated on the prime pitch of High Street
- May be suitable for other uses (STP)
- Nearby operators include The Works, H Samuel, Clinton Cards, Boots and WH Smith
- Rent £15,000 per annum



To Let



Location

Grantham is a market town with a resident population of 38,000. The town is well located being only 24 miles east of Nottingham and 39 miles south east of Leicester. Grantham benefits from having good connection routes with the A1, A52 and High Speed Train which are all in close proximity to the town centre.

The property is situated in between the George Shopping Centre and the Isaac Newton Shopping Centre and would be considered a prime pitch of Grantham town centre. There are a number of national multiple retailers in the immediate vicinity which include The Works, H Samuel, Clinton Cards, Boots, WH Smith, Vision Express and Costa Coffee.

The Property

The property comprises of a ground floor retail unit with rear stores and rear loading/ access / parking.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	96.85	1,042
Ground Floor Stores	21.84	235
Total	118.69	1,277

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).



Lease Terms

The premises are available by way of a new lease for a term of years to be agreed.

Rent

The premises are available at a rent of:-
£15,000 per annum

Planning

We understand the property has planning consent for:-

A1 (Retail)

but may be suitable for other uses subject to planning such as B1 (office), A2 (financial & professional services) or A3 (café & restaurant).

Business Rates

We are verbally advised by South Kesteven District Council's Business Rates Department that the premises are assessed as follows:

Rateable Value: £25,500

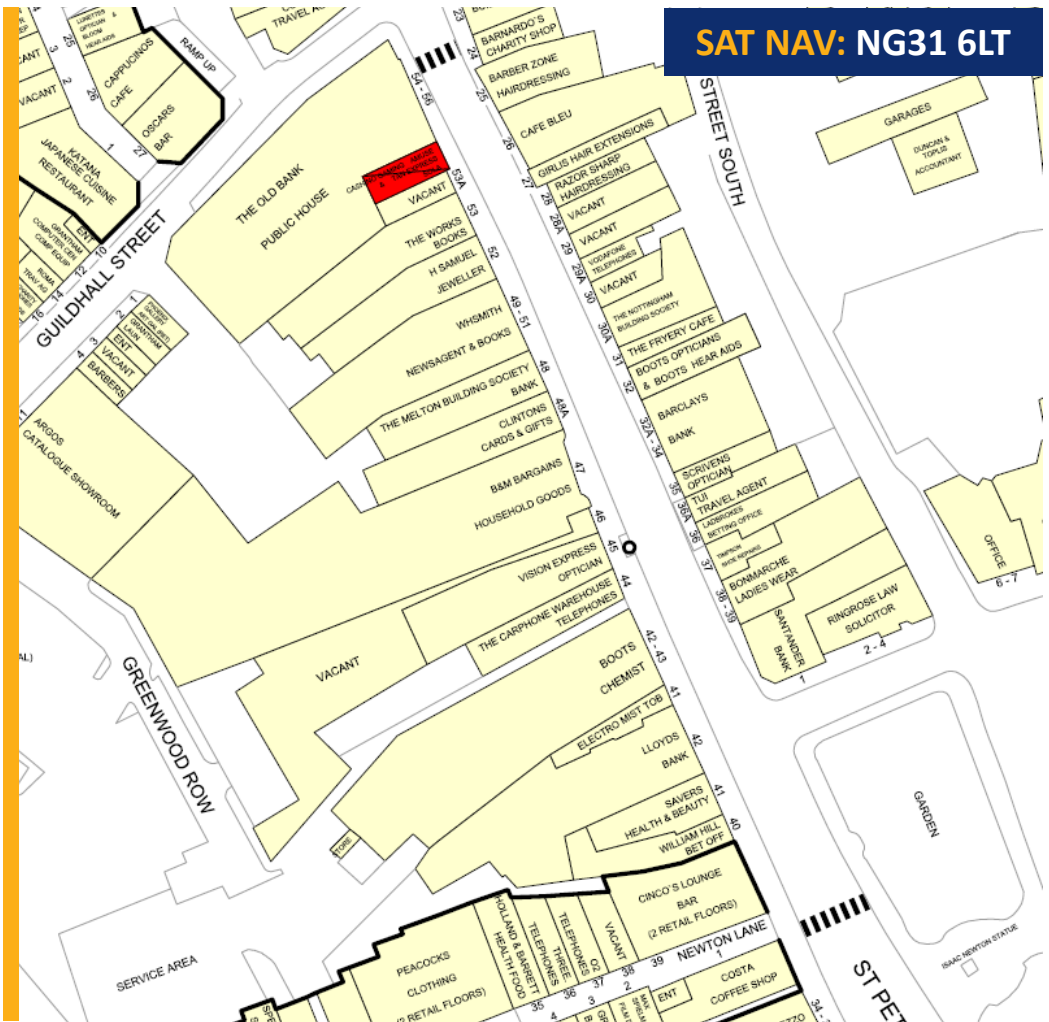
The current UBR is 49.1p. However, all interested parties are advised to make specific enquires with the Local Billing Authority having regard for the effect of transitional phasing implications.

EPC

A copy of the EPC is available upon request.

VAT & Legal Costs

VAT is applicable at the prevailing rate. Each party are to be responsible for their own legal costs incurred.



For further information or to arrange to view please contact:

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