



56 Welby Street, Grantham, Lincolnshire, NG31 6EA

Pygott & Crone

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- Retail Shop Unit
- 37.7 sqm / 406 sqft
- Office 6.0 sqm / 65 sqft
- Separate WC
- New IRI Lease
- Terms Negotiable
- Suitable Variety Uses (STP)
- Good Location close to Morrisons

£8,750 per annum exclusive

Pygott & Crone
19 Southgate
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SITUATION

Grantham is a popular market town with a good range of amenities and facilities to include local and national retail outlets, supermarkets, banks, restaurants, doctors, dentists, a hospital, various schools and sports and leisure clubs. The A52 and A1 north/south road provide useful road links. The railway station is located on the east coast mainline and there are regular connections available to London King's Cross.

Welby Street is a popular interconnecting walk through between Morrisons supermarket and Westgate.

ACCOMMODATION

The well presented accommodation briefly comprises:

Retail Shop 37.7sqm / 406sqft
Office 6.0sqm / 65sqft
Separate Toilet

SERVICES

Mains water, electricity and drainage are connected to the Property. The service and installations have not been tested or serviced.

RENT

£8,750 per annum exclusive, payable quarterly in advance by standing order.

LEASE TERMS

The Property is available by way of a new lease with terms negotiable.

DEPOSIT

An equivalent of one quarter's rent is required as a deposit upon commencement of the lease.

LEGAL FEES

In the usual manner the ingoing tenant will be responsible for all legal fees incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The Property currently has an energy rating of D(87).

PERMITTED USE

The Property is currently operating as a jewellers (Class A1). It may be suitable for a variety of uses (subject to the necessary consents being obtained). For further information please contact the Local Authority.

RATEABLE VALUE

£7,200. The ingoing tenant may be eligible for small business rate relief and all enquiries should be directed to the Local Authority.

VAT

The Landlord reserves the right to charge VAT on the rent passing at the prevailing rate.



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LOCAL AUTHORITY

South Kesteven District Council
St Peter's Hill
Grantham
Lincolnshire
NG31 6PZ

Tel: 01476 406080

VIEWING

Strictly by appointment with Pygott & Crone. Please contact Will Cooke on:

Tel: 01529 411550

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