

**FORMER PLAY BARN PREMISES
AVAILABLE TO LET**

RESTAURANT PREMISES UNAFFECTED

**MUDDLE GO NOWHERE
BARROWBY LANE
GRANTHAM
LINCOLNSHIRE
NG31 8SR**



LOCATION

The former Play Barn has excellent visibility to the main A52 on the western side of Grantham Town Centre being circa half a mile from its junction with the main A1.

ACCESS

The Play Barn itself is attached to the Muddle Go Nowhere Restaurant and is accessed via an internal corridor.

DESCRIPTON/ACCOMODATION

The Play Barn is of steel frame construction and comprises of the following approximate floor areas:-

Ground Floor Area 189.81m² 2,041 sq ft

There are 100 shared car parking spaces for the Play Barn and the restaurant.

TENURE

The premises are to be made available by way of a new effectively Full Repairing and Insuring lease for a term of years to be agreed.

RENT

£29,500 pax

PLANNING

The premises currently have Use for a Play Barn and would recommend that any ingoing occupier makes their own enquiries via the Local Planning Authority.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category B.

A copy of the Energy Performance Certificate can be made available upon request.

RATEABLE VALUE

The premises have yet to be separately assessed for rating purposes.

We suggest that all interested parties should verify the above information with the Local Authority.

LEGAL COSTS

Each party to be responsible for payment of their own costs incurred in the transaction.

VIEWING

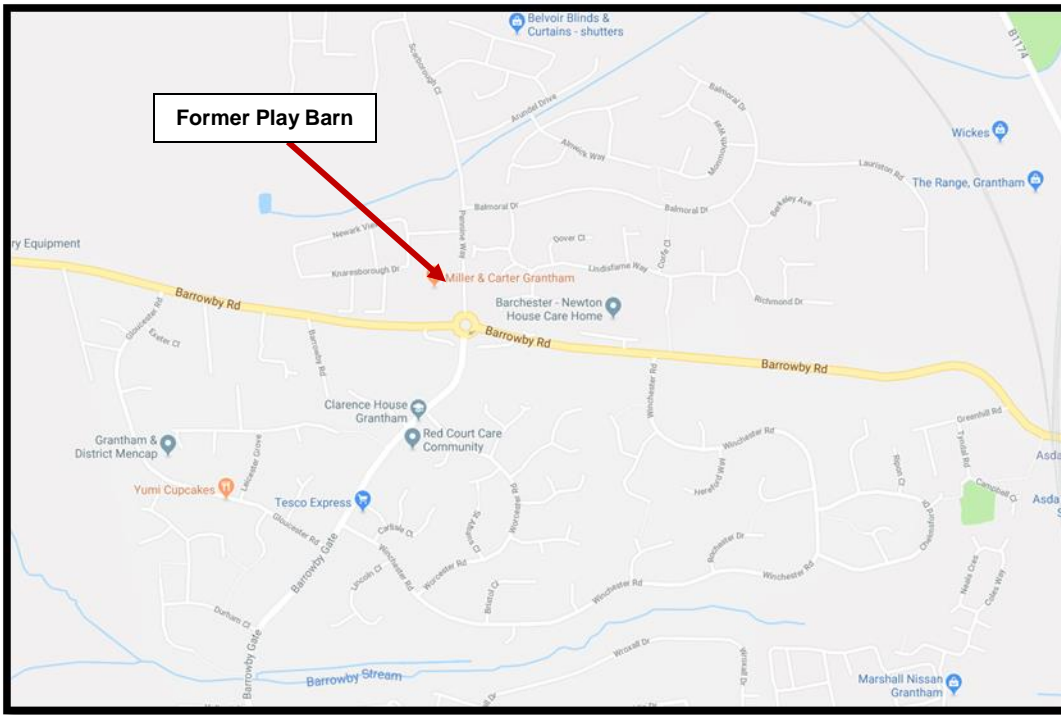
Strictly by appointment with the sole retained agents:-

Ref: Andrew Benson
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DDI: 0121 410 5546

**ALL TRANSACTIONS ARE STATED EXCLUSIVE
OF VAT
SUBJECT TO CONTRACT**

Date: April 2019

0121 454 4004



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