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LARGE GROUND FLOOR RETAIL UNIT WITH ANCILLARY FIRST FLOOR ACCOMMODATION, 29/30 St Peter's Hill, Grantham, NG31 6QF

RENT: £20,000 P.A.X LEASEHOLD

Large Town Centre Retail Unit close to the entrance to The Isaac Newton Shopping Centre offered by way of competitive rental terms.

- Modern, mid-terraced large town centre Retail Unit situated between Natwest Bank and Prezzo and close to the entrance to The Isaac Newton Shopping Centre.
- Net internal area approximately 119 square metres (1,280 Square feet) excluding ancillary First Floor Accommodation.
- Premises suitable for a wide variety of uses, subject to the relevant planning permission being obtained. Property has been used for many years as a Clothes Shop.
- Premises available by way of a new effective internal repairing and insuring lease for a minimum term of 5 years.
- Premises not registered for VAT and therefore VAT will not be charged upon the rent.

119 sq m (1,280 sq ft)



Location

The property is situated between Natwest Bank and Prezzo in the heart of the town centre and close to the entrance to The Isaac Newton Shopping Centre and Morrisons Supermarket. This is an excellent trading position with good levels of footfall.

Grantham is an established and expanding Market Town in South Lincolnshire with a population of approximately 38,000 people as of the 2011 Census and with an extensive catchment area. The town has been awarded Growth Point Status and is set to grow dramatically both Commercially and Residentially in coming years. Grantham benefits from excellent road communications via the A1 to the regional road and national motorway networks and has an established mainline rail connection to London Kings Cross with a journey time of approximately 80 minutes.

Description

The property forms the majority of the Ground Floor of the modern, mid-terraced premises at 29/30 St Peter's Hill which is an attractive three storey building occupying a prominent town centre position.

The premises are relatively large and offer a good frontage to St Peter's Hill and are therefore suitable for a wide variety of uses to potentially include those covered by Use Classes A2 and A3 subject to the relevant planning permission being obtained from South Kesteven District Council which would open up occupation of the property to occupiers such as Estate Agencies, Recruitment Consultants, Cafes and Restaurants.

The property is well presented throughout and also has ancillary accommodation at First Floor level to include Stores, Staff Room and WC's. Our landlord client has converted the remainder of the First, and all of the Second Floor to a number of self-contained Residential Flats which have a dedicated and separate entrance from St Peter's Hill. The property benefits from double loading doors to the rear, accessible from Bath Street.

Accommodation (all figures approximate)

The property has the following approximate net internal area:

Floor	Description	Sq Ft	Sq M
Ground	Shop - Zone A	456	42.4
Ground	Shop - Zone B	463	43.0
Ground	Shop - Zone C	361	33.5
First	Stores	107	10.1
First	Staff Room	83	7.7
First	WC Facilities		
TOTAL NIA		1470	136.7

EPC Rating

The property has an EPC Rating of E119.

VAT

The quoting rental terms quoted within these particulars are exclusive of VAT at the prevailing rate. Our landlord client has informed us that the property has not been elected for VAT and therefore VAT will not be charged upon any rent agreed to be paid under the terms of the new lease however, prospective tenants should clarify the position regarding VAT prior to entering into a commitment to take a new lease in respect of this property.

Lease Terms

The property is to be made available by way of a new effective internal repairing and insuring lease for a minimum term of 5 years.

Rental Terms

The premises are available at a commencing rent of £20,000 per annum.

Business Rates

The property is assessed under the 2017 Rating List as a Shop and Premises with a Rateable Value of £20,000.

For further information in respect of the level of Business Rates payable in respect of this property, please contact South Kesteven District Council. Tel: 01476 406080.

Planning

The property has been used for a number of years as Clothes Shop which falls under Use Class A1 covering general Retail uses. However, we believe that the property may also be suitable for uses falling under Use Classes A2 and A3 covering uses such as Estate Agency, Recruitment Consultant, Restaurant and Café, subject to the relevant planning permission being obtained.

For further information in respect of planning-related matters, please contact the Planning Department at South Kesteven District Council. Tel: 01476 406080.

Services

We understand that mains water, electricity and drainage are connect to the property. We understand that mains gas is available to the property from St Peter's Hill however is not connected the premises.

Please note that Brown & Co have not tested any of the utilities or apparatus contained within the property and, as such, no warranty is either implied or given by Brown & Co as to their provisional condition.

Prospective tenants are advised to check upon the adequacy, condition and provision of any services believed to be connected to the property with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

Viewing & Further Information

For further information or an appointment to view this property please contact:

Brown & Co
Granta Hall
6 Finkin Street
Grantham
NG31 6QZ
Tel: 01476 514433



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