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STOCK-GRANTED

57 High Street, Grantham, NG31 6NN

To Let | 468.90 sq ft

Prominent Retail Premises Adj National Operators

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## 57 High Street, Grantham, NG31 6NN

### Summary

- Rent: £10,000 per annum
- Business rates: The Property will be re-assessed shortly.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

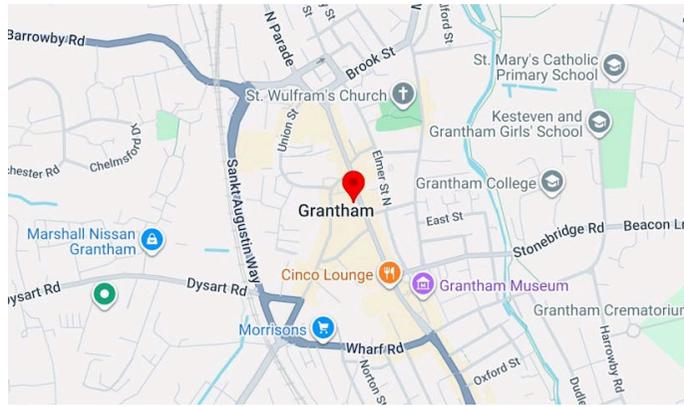
### Further information

- [View details on our website](#)

### Contact & Viewings



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### Description

An opportunity to take a new head Lease on a town centre retail premises suitable for a range of uses (subject to consent). The property forms part of a purpose-built parade located near various national and regional occupiers, including Boyes. The premises has been subject to recent internal works.

### Location

Grantham is an historic market town in the South Kesteven district of Lincolnshire and is a key stop on the East Coast Main Line with direct trains to London King's Cross in approximately 70 minutes. The town has connections to the A1 motorway network and has a population of approximately 45,000.

### Accommodation

The accommodation comprises the following areas:

Floor/Unit	Building Type	Size	sq ft	Tenure	Availability
Ground	Retail	436.60 sq ft	436.60	To Let	Available
Ground	Retail	32.30 sq ft	32.30	To Let	Available
<b>Total</b>			<b>468.90</b>		

### Services

Mains electricity, water and drainage are connected to the premises. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of these services.

### Business Rates

The premises has been subject to internal alteration and will be assessed upon re-occupation. There is potential for 100% Business Rates Relief (subject to status). All enquiries regarding Business Rates should be made directly to South Kesteven District Council Business Rates Department.

### Tenure

The premises are offered 'To Let' on New Lease for a term to be agreed at £10,000 per annum. The Lease will be drawn on the usual Full Repairing and Insuring (FRI) terms.

### Legal Fees

The incoming Tenant will be expected to contribute towards the cost of preparing the Lease.

### EPC

To follow upon completion of internal works.

### VAT

The property is elected for VAT and will be charged at the prevailing rate.