

WOOD MOORE



Dysart Road, Grantham, NG31 7EJ

To Let | 3,552 sq ft

Prominent Town Centre Trade Counter Unit To Let

woodmoore.co.uk

Dysart Road, Grantham, NG31 7EJ

Summary

- Rent: £27,000 per annum + VAT

Further information

- [View details on our website](#)

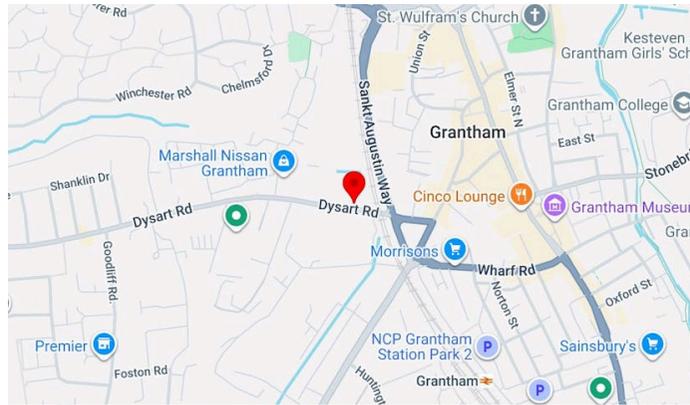
Contact & Viewings



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Description

Former Euro Carparts premises in busy town centre location opposite Dysart Retail Park. Unit provides existing good quality ancillary and welfare provision, good sized external parking/yard area.

Location

Dysart Road is a popular and established trading location with a mixture of industrial, trade counter, office and retail uses all in close proximity. The estate is located within a short distance of the town centre. Grantham is an attractive and popular market town with a resident population in the order of 40,000 serving a large catchment area. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within an hours drive.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft
Ground – Warehouse & ancillary	Trade Counter	3,132
Mezzanine – Storage	Trade Counter	420
Total		3,552

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be placed. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Services

All mains services are available for connection. Interested parties should satisfy themselves as to the suitability & capacity of the services for their intended use. Heating to main store is via high level gas fired space heater. Heating to ancillary areas via individual electric panel heaters

Energy Performance

The property has an EPC rating of D(96)

Rateable Value

The property has a Rateable Value of £15,500

Service Charge

A modest service charge is payable in respect of the common areas and services on the estate. The charge due for the current year is £TBC

Tenure

The property is available To Let on a new Full Repairing & Insuring lease for a term to be agreed at an initial rent of £27,000 + VAT p.a.

