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TOWN CENTRE RETAIL PREMISES



3A WESTGATE, GRANTHAM, NG31 6LT

- Retail premises, formally Bar / Cafe with good quality ancillary and upper floor accommodation.
- Ground Floor area 608 ft² (56.4m²), first floor ancillary 459ft² (42.7 m²).
- Prominent town centre location close to the market place and all local amenities.
- TO LET on new lease at £10,000 per annum exclusive.

****Incentives available subject to lease term & agreement*****



01636 610906



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details

DESCRIPTION

A Grade II Listed premises with large ground floor retail space, formally used as a Café/Bar with extensive upper floor ancillary accommodation / kitchen.

The premises are situated in a good trading position close to the Market Place and The George shopping Centre.

Grantham is an attractive and popular market town with a resident population in the order of 38,000 serving a large catchment area. The town is well served with excellent communication links being at the junction of A1 & A52 trunk roads and via the East Coast main rail line to London.

ACCOMMODATION

The accommodation consists of the following (all areas are taken from the VOA summary valuation and are for guidance only):-

GROUND FLOOR	(ft ²)	(m ²)
Retail	608	56.4
Ancillary (WC)	-	-
FIRST FLOOR	(ft ²)	(m ²)
Kitchen / Ancillary	459	42.7
TOTAL Net Internal Area	1067	99.1

SERVICES

We understand that mains electricity, water & drainage are connected. Prospective tenants are advised to make their own enquiries to the relevant utility companies as to the suitability / capacity of the services for their intended use.

RATEABLE VALUE

The property has a rateable value of £13,250 and is described in the rating list as 'Shop & Premises' Any enquiries regarding rates payable should be made directly to South Kesteven District Council : (01476) 406080.

ENERGY PERFORMANCE CERTIFICATE

The premises are EPC exempt (Listed Building)

TENURE

The premises are available 'To Let' on a new Full Repairing and Insuring Lease on flexible terms at a rent of £10,000 per annum exclusive.

COSTS

The incoming tenant to be responsible for the landlord's reasonable legal fees incurred in the creation of a new lease.

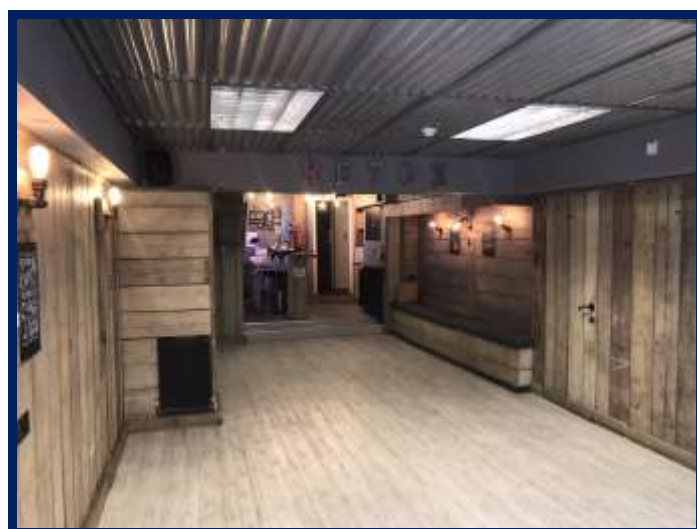
FURTHER DETAILS

For further information relating to this property or to arrange a viewing, please contact:

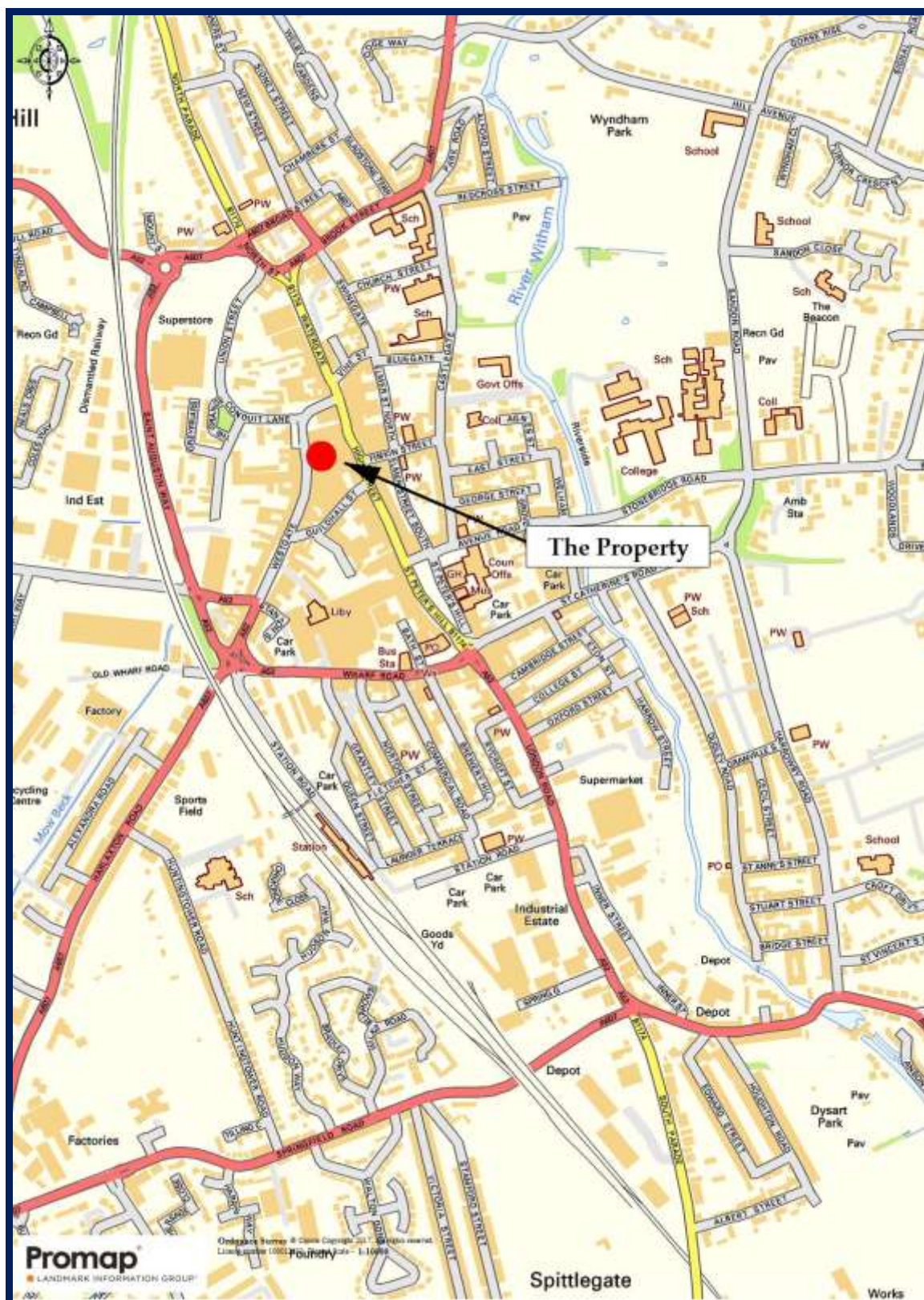
Julia Norsworthy
Wood Moore & Co Ltd
Navigation House
48 Millgate
Newark
NG24 4TS

Tel: 01636 610906
Email: julia@woodmoore.co.uk

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3A WESTGATE, GRANTHM – LOCATION PLAN



(Not to scale - For identification purposes only)