

**OFFICE/POTENTIAL VETERINARY SURGERY PREMISES
THE FORMER ESTATE OFFICE, MAIN STREET, BUCKMINSTER,
GRANTHAM NG33 5SD**

**CHARACTERFUL VILLAGE OFFICE PREMISES CLOSE TO THE A1 WITH CAR
PARKING**

- Attached Ground Floor Office Premises with plentiful car parking to the rear.
- Net internal area approx. 153.5 m² (1,652 sq ft).
- Oil fired central heating provided throughout.
- Buckminster is located approximately 4 miles from the north and southbound carriageways of the A1 and 9 miles from the town of Grantham
- Premises available by way of a new effective full repairing and insuring lease for a minimum term of 3 years.

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BROWN & CO

Property and Business Consultants

TO LET: £10,000 P.A.X. Leasehold | 1,652 SQ FT

LOCATION

Buckminster is a small village located approximately 9 miles to the south of the Market Town of Grantham and where the north and southbound carriageways of the A1 are located approximately 4 miles to the east.

As of 2011 Census, Grantham had a population of approximately 38,000 people and the town benefits from a main line rail connection to London Kings Cross with a journey time of approximately 75 minutes.

Buckminster contains a Public House with a number of other amenities being in close proximity.

DESCRIPTION

The property briefly comprises a characterful attached Office Premises last used by Buckminster Estate as their Estate Office prior to recent relocation to premises close by.

The property offers 7 individual Offices of good size together with a Reception Area, Stores together with WC facilities and a Kitchenette.

The Premises also benefit from a large tarmacadum-surfaced Car Park to the rear and this coupled with the village location and relatively wide catchment area would, we believe, make the premises ideal for either Office use or potentially use as a Veterinary Surgery subject, to the relevant planning permission being obtained.

ACCOMODATION

The property provides the following accommodation and has been measured on a net internal area basis:-

Floor	Description	M ²	Sq ft
Ground	Offices, Kitchen & Stores	153.5	1,652

SERVICES

We understand that the property is connected to mains electricity, water and drainage. We understand that mains gas is not available in this location.

We understand from our client that oil-fired central heating is provided to the accommodation.

We have not carried out tests on any of the services or appliances within the Premises and interested parties should arrange for their own tests to ensure that services and utilities are in good working order prior to making a commitment to take a new lease in respect of this property.

TOWN AND COUNTRY PLANNING

The Premises have been used for a large number of years as the Estate Offices of Buckminster Estate and as such has an established use falling under Use Class B1.

We consider the property suitable for continued Office use, however, believe the location and provision of car parking and general layout may also suit use as a Veterinary Surgery but prospective tenants wishing to explore this avenue would need to do so via the Planning Department at Melton Borough Council. Tel: 01664 502502

BUSINESS RATES

The Premises are assessed under the 2017 Rating List as Offices & Premises with a Rateable Value of £20,000.

We are, however, aware that the 2017 Rating Assessment outlined above includes property that is not part of the Premises that we are offering to the market on behalf of our client who is currently in the process of arranging for the current Rating Assessment to be split to accurately reflect the extent of the property being marketed by Brown & Co on their behalf.

LEASE TERMS

The property is to be made available by way of a new effective full repairing and insuring lease for a minimum term of 3 years.

RENT

We are quoting an asking rent of £10,000 per annum exclusive of VAT for the Premises.

VAT

It is understood that VAT will be charged upon the rent to be paid under the terms of the new lease.

LEGAL COSTS

Each party will be responsible for their own reasonable legal costs incurred in respect of any letting negotiated.

EPC RATING

The property has an EPC Rating of ??

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Letting Agent:

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



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