

RETAIL/OFFICE

On the instructions of Hindmarch Properties Ltd



17 Castlegate, Grantham, Lincolnshire, NG31 6SE

- Ground floor retail shop 50 sq m (545 sq ft) GIA overall
- Good secondary town centre position on busy thoroughfare
- Large shop display windows with return frontage
- Would suit a variety of retail or office uses; subject to planning
- New lease available at a commencing rent of £8,750 pax

Location

17 Castlegate is a prominent building on the corner of Castlegate and Finkin Street. The property is located in a good secondary town centre position on a busy thoroughfare.

Grantham has a population of approximately 38,000 (Census 2011) and provides an excellent location with easy access to the A1 Trunk Road and main line train services with a journey time to London King Cross of approx 65 minutes.

Description

The property is a ground floor shop which is currently occupied as a clothing outfitters. However, it would also be suitable for professional office use (subject to planning).

Accommodation

- ❖ Shop frontage is approx. 8.25m (27'1) and the depth extends in part to approx. 8.15m (26'9) – 50 sq m (545 sq ft) GIA overall
- ❖ The shop has fluorescent lighting and display spot lights, it is carpeted and raised display platforms are fitted in the front windows.
- ❖ The property has gas central heating and a burglar alarm is fitted.
- ❖ Staff kitchen and rear lobby leading to WC

Services

We understand that mains electricity, gas, water and drainage are all connected to the property but interested parties should contact the relevant service companies to confirm this.

EPC

The property has an Energy Performance asset rating of C(58). A copy of the certificate is available upon request.

Business Rates

We are advised by South Kesteven District Council that the rateable value for this property is £5,900 with rates payable of approx. £3,021 for the year 2020/21.

Small business rates relief may be available for this property which could reduce the rates payable - please enquire directly with SKDC, telephone: 01476 406080.

Tenure

The property is available to lease immediately for a term to be negotiated at a commencing rent of **£8,750 per annum exclusive**. The rent is payable quarterly in advance by Direct Debit. The tenant will be required to pay a deposit equivalent to 3 months' rent prior to the commencement of the lease.

VAT

The rent for this property is not subject to VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in setting up the lease.

Viewing

By prior arrangement with Grantham Estates.



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