



## PRIME TOWN CENTRE MODERN RETAIL UNIT AND PREMISES

**39 St Peter's Hill, Grantham, NG31 6QF**

- Prime Town Centre Retail Unit with ancillary accommodation above
- Previously used as a Licenced Betting Shop and situated adjacent to Lloyds Bank, Boots the Chemist and in close proximity to Costa Coffee and the entrance to the Isaac Newton Shopping Centre anchored by Morrisons.
- Retail area benefits from air conditioning, suspended ceilings and internal electric security shutter behind Shop Front
- Net internal area approx. 139.5 square metres (1,502 square feet). Area ITZA approx. 49.66 square metres (535 square feet)
- Premises available by way of new effective full repairing and insuring lease for a minimum term of 5 years

**RENT: £22,500 P.A.X LEASEHOLD | 140 SQ M (1,502 SQ FT)**

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**BROWN & CO**

Property and Business Consultants

## LOCATION

Grantham is an established Market Town in South Lincolnshire with a resident population of approximately 38,000 people.

The town benefits from excellent road communication links via the A1 running to the West of the Town and where Grantham also benefits from a main line rail connection to London Kings Cross with a journey time of approximately 75 mins.

The property occupies a prime Retail pitch fronting St Peter's Hill and immediately adjacent to the entrance to The Isaac Newton Shopping Centre anchored by Morrisons Supermarket. Immediate neighbours include Lloyds Bank, Boots The Chemist and Costa Coffee.

## DESCRIPTION

39 St Peter's Hill briefly comprises a modern, mid-terraced 2 storey property occupying a prime Retail pitch.

The property has previously been used a Licenced Betting Shop which has an established use now covered by Use Class E.

Internally, the property comprises a large rectangular Retail area with disabled/customer WC facility at the rear leading to ancillary Kitchen and Stores at Ground Floor level with stairs leadings to the 1<sup>st</sup> Floor providing ancillary Staff accommodation to include Kitchenette and Staff WC facilities.

In terms of specification, the Ground Floor Retail area benefits from a modern aluminium-framed Shop Front with laminated glazing and recessed Personnel door, having an electric security shutter internally and where the property benefits from a modern suspended ceiling with recessed LED lighting, together with ceiling-mounted and recessed air conditioning/heating units. The outgoing tenant's shop fittings will be removed prior to any new letting being concluded.

## ACCOMMODATION

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

| Floor  | Description                          | Sq M          | Sq Ft        | ITZA<br>Sq M | ITZA<br>Sq Ft |
|--------|--------------------------------------|---------------|--------------|--------------|---------------|
| Ground | Shop – Zone A                        | 27.82         | 299          | 27.82        | 299           |
| Ground | Shop – Zone B                        | 28.20         | 304          | 14.10        | 152           |
| Ground | Shop – Zone C                        | 9.11          | 98           | 2.28         | 25            |
| Ground | Disabled/<br>Customer WC<br>Facility |               |              |              |               |
| Ground | Kitchen                              | 8.55          | 92           | 1.07         | 12            |
| First  | Staff Room and<br>Kitchenette        | 65.83         | 709          | 4.39         | 47            |
| First  | Staff WC Facility                    |               |              |              |               |
|        | <b>TOTAL</b>                         | <b>139.51</b> | <b>1,502</b> | <b>49.66</b> | <b>535</b>    |

## EPC RATING

The property has an EPC Rating of E107.

## RENT

We are quoting a rent of £22,500 per annum in respect of this property.

## 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 5 years.

## VAT

The rental terms expressed herein are exclusive of, but may be liable to VAT at the prevailing rate and potential tenants are advised to clarify the VAT position prior to making an offer to acquire this property.

## BUSINESS RATES

The property is assessed under the 2017 Rating List as a Shop and Premises with a Rateable Value of £29,750.

For further information in respect of the amount of Business Rates payable in respect of this property, prospective tenants should contact South Kesteven District Council Tel: 01476 406080.

## SERVICES

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

Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

## TOWN & COUNTRY PLANNING

The property was last used as a Licenced Betting Shop and as such has an established use now covered by Use Class E. We would recommend that prospective tenants discuss any planning-related matters with the Planning Department at South Kesteven District Council prior to making an offer to take a new lease in respect of this property Tel: 01476 406080.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of preparing any new lease agreed.

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Joint Sole Letting Agents:



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