

52 High Street | Grantham | Nottinghamshire | NG31 6NE

## Prominent retail property situated in prime pitch of Grantham's High Street

199.75m<sup>2</sup>  
(2,150ft<sup>2</sup>)

- Prominent retail opportunity in Grantham
- May be suitable for other uses (STP)
- Nearby operators include The Works, W H Smith, The Old Bank, Nationwide
- Suitable for a variety of uses subject to planning
- Quoting rent - £22,500 per annum



**TO LET**



Location



Gallery



Contact



## Location

Grantham is a market town with a resident population of 38,000. The town is well located being 24 miles east of Nottingham and 39 miles south-east of Leicester. Grantham benefits from having good connection routes with the A1 and A52 which are all in close proximity to the town centre.

The property is situated in a bus section of the parade. Nearby operators include The Works, Nationwide, Vision Express and B&M Bargains. The property is considered to be within the prime pitch of Grantham Town Centre benefitting from a steady foot flow throughout the day.

## The Property

The property comprises of a ground floor only retail unit secured by an electric roller shutter door. To the front there is an open plan net sales area leading into ancillary storage and staff welfare facilities to the rear alongside the plant room. There is a single double door to the rear leading out into a shared loading/delivery dock with The Works.

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.





## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	108.91	1,172
Ancillary Stores	90.84	978
<b>Total</b>	<b>199.75</b>	<b>2,150</b>

(These measurements are given for information purposes only)

## Lease Terms

The premises are available by way of a new lease for a term of years to be agreed.

## Rent

The premises are available at a quoting rent of:

**£22,500 per annum**

## VAT

VAT is applicable at the prevailing rate.

## EPC

The property has a rating of 115 falling within Band E.



## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (2023): £33,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2024 to 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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