56 Welby Street, Grantham, NG31 6EA

To Let | 494 sq ft

Manageable retail unit TO LET in prominent town centre location.

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Summary

- Rent: £6,500 per annum
- Business rates: £5.03 per sq ft / 100% Small business rates relief available to qualifying occupiers.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (87)
- Lease: New Lease

Further information

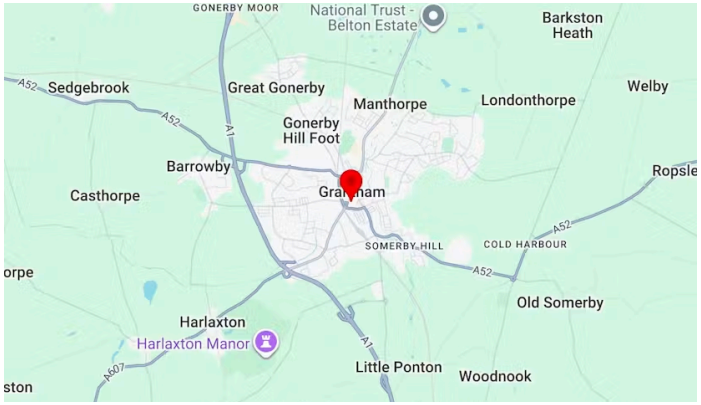
- View details on our website

Contact & Viewings

Jasper Caudwell
01636 610 906 | 07951 344794
jcaudwell@woodmoore.co.uk

Jamie Thorpe
01636 610 906 | 07304 072 391

woodmoore.co.uk



Description

A modern and attractive small retail unit occupying a convenient position on Welby Street, Grantham. The property provides approximately 411 sq ft (38.2 sq m) of sales space together with a separate 65 sq ft (6 sq m) store room and staff WC.

The unit benefits from a glazed frontage of approximately 12 ft (3.55 metres) and occupies a prominent position on a busy thoroughfare linking Morrisons and Westgate. The compact and manageable accommodation makes the property well suited to a range of small retail and service-based businesses.

Location

The property is situated on Welby Street, a well-established thoroughfare within Grantham town centre, linking the Morrisons area with Westgate. The location provides good pedestrian and passing traffic and is conveniently positioned for the town centre's wider retail and commercial amenities.

Accommodation

The accommodation comprises the following areas:

Name	Size
Ground - Sales Area	411 sq ft
Ground - Store	65 sq ft
Ground - WC	18 sq ft

Terms

To let on a new FRI lease at an asking rent of £6,500 PAX. All other terms remain negotiable; the equivalent of 3 months rent may be required by way of a deposit.

Rateable Value

The property has a Rateable Value of £6,500. Interested parties are advised to make their own enquiries with the local authority regarding the availability of any applicable business rates relief.

VAT

VAT will be charged in addition to the rent and where necessary.

Viewings

Strictly by appointment. Viewing arrangements can be made through the appointed agent. Interested parties are requested not to attend the property without a prior appointment.

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be place. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.