

BUSINESS/TRADE COUNTER UNIT TO LET

On the instructions of Caunt Private Pension Trust



Unit 9 Chandlers Yard Business Park, Greyfriars, Grantham, Lincolnshire, NG31 6PG

- Business/Trade Counter/Retail/Showroom unit located within the town centre
- Gross Internal Area 1,452 sq ft (135 sq m)
- Suitable for various commercial uses, subject to planning
- Adaptable space ideal for both established and growing businesses
- Business Park occupiers including Anytime Fitness and The Elite Academy of Dance
- Ample on site parking available for customers and staff
- **Rent £11,500 per annum exclusive**

Location

Chandlers Yard Business Park off Greyfriars is a town centre location just off Conduit Road and close to the Asda superstore and within the town centre.

Grantham has a population of approximately 44,580 (ONS 2016) 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

Chandlers Yard Business Park forms part of properties that were originally occupied by Chandlers until the mid-1990s before the companies moved to Alma Park and Syston.

Unit 9 is a business/light industrial unit with large open plan area, kitchenette and WC. The unit amounts to 1,452 sq ft (135 sq m) and has glazed entrance doors, LED lighting and ample power points.

External

There is ample space for deliveries and parking is available in the shared car park for customer and staff use. The car park is controlled by a parking management company.

Services

Mains single phase electricity, water (sub metered) and drainage all connected to the unit.

Business Rates

The property has a rateable value of £9,400 with rates payable of approximately £4,691 for the year 2026/27. **Small business rates relief may be available for this property which could reduce the rates payable** - please enquire directly with South Kesteven District Council telephone 01476 406080.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be negotiated at a commencing rate of **£11,500 plus VAT per annum exclusive**.

The rent is subject to VAT and 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 their lease.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of B (46). A copy of the certificate is available on request.

VAT

The rent is 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
Tel. 01476 592960



Internal photos



Chandlers Yard Business Park car park



(location plan to be used for identification purposes only)

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