

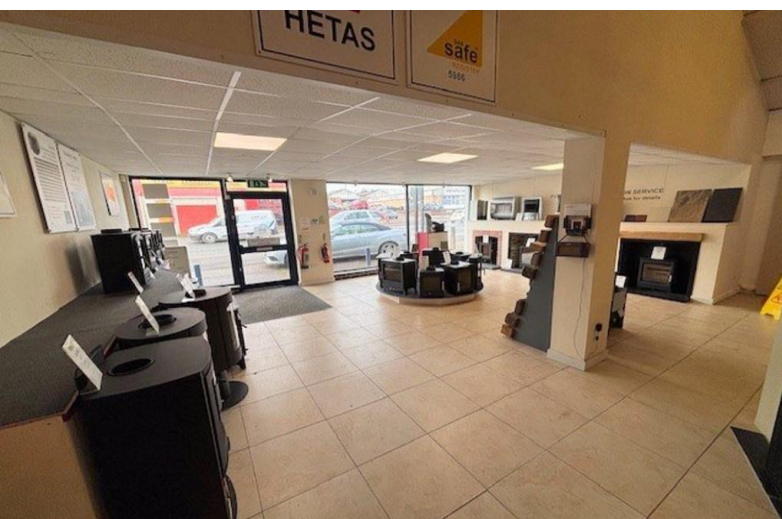


91-93 London Road
Grantham, NG31 6HS

Rent £22,000 Per Annum

Substantial Open-Plan Retail Showroom with Office, Storage & Secure Yard

This substantial open-plan showroom is located on the fringe of Grantham Town Centre and extends, in total, to 280 sq.m (3,014 sq.ft) and it offers the rare combination of showroom space, together with offices and warehousing and a secure yard for parking/storage. Viewing is highly recommended.





SERVICES

Mains drainage, electricity, gas and water are connected. A gas central heating system is installed serving the showroom and office accommodation.

EPC RATING – B

LEASE TERMS

The property is available to let for a term of years to be agreed at a passing rent of £22,000 per annum, exclusive of VAT.

The property will be let on a conventional Full Repairing & Insuring Lease. A deposit will also be payable. Further details are available on request.

VIEWINGS - By prior appointment through Mundys.



LOCATION

The property is located on the southern fringe of Grantham Town Centre, prominently located with frontage onto London Road (A52), within an established retail district with nearby occupiers including B&Q and Marks & Spencer Food Hall. The property is also within close proximity of Grantham Railway Station, which provides a direct-link to London Kings Cross. Grantham has a population of circa. 50,000 residents and, in addition to the mainline railway station, is also within close proximity of the A1, providing excellent road-links north and south.

DESCRIPTION

This substantial open-plan showroom is located on the fringe of Grantham Town Centre and extends, in total, to 280 sq.m (3,014 sq.ft) and it offers the rare combination of showroom space, together with warehousing and a secure yard for parking/storage. Viewing is highly recommended.

ACCOMMODATION

The open-plan showroom accommodation has frontage directly onto London Road and extends to 163.5 sq.m (1,760 sq.ft).

In addition, there is a rear open-plan office extending to 40 sq.m (430 sq.ft) and there are ancillary kitchen and WC facilities.

To the rear of the office is a warehouse/store, which extends to a further 66 sq.m (710 sq.ft), benefitting from vehicular access from Inner Street located to the rear of the building where there is also a generously proportioned enclosed yard, with secure gates for parking/storage.

BUSINESS RATES

Rateable Value - £16,250

It is possible that the property will attract retail, hospitality and leisure Business Rates, resulting in a rates payable amount of £6,207.50 per annum (2026/2027).

VAT

VAT is not payable on the annual rent.

COSTS

The ingoing Tenant will be responsible for the payment of a referencing fee of £150 inc VAT, together with the Landlord's costs associated with the preparation of the Lease. Further details are available on request.

PLANNING

The property is understood to be classified as Class 'E' Retail under the Town & Country Planning Act Use Classes Order 1987 (as amended).



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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29-30 Silver Street

Lincoln

LN2 1AS

commercial@mundys.net

01522 556088

22 Queen Street

Market Rasen

LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

