

TO LET £14,000 Plus VAT Per Annum

75 Westgate, Grantham, NG31 6LA



- Café / Retail Premises
- Busy Town Centre Location
- NIA- 122.43 sq m (1,317 sq ft)
- Potential For Living Accommodation
- Three Storey Building
- Large External Area To Rear
- Prominent Frontage
- Eligible For Small Business Rates Relief

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

This property occupies a prominent position along Westgate in the centre of Grantham. Grantham is a growing market town with a current population of approximately 45,000. In coming years there is set to be 3,700 houses built as well as a health centre and shops at The Spittlegate Heath Development which is only circa 2 miles away from the subject property. Grantham is located approximately 15 miles South of Newark and 23 miles North of Stamford. The town benefits from the A1 Great North Road close by as well as The East Coast Mainline running through.

DESCRIPTION

The property is a substantial three storey retail unit which is currently in use as a café. On the ground floor the accommodation comprises a main café / retail area with kitchen and W.C's to the rear. The first and second floors are currently being used for storage / extra seating but could also be used for living accommodation subject to the grant of the necessary planning consents. To the rear of the property there is an attractive block paved garden providing a substantial area for further seating or storage. The property benefits from a prominent shop frontage onto busy Westgate and outside seating to front with awning / canopy.

ACCOMMODATION

We have calculated the net internal floor area to be as followed;

Ground floor- 67.74 sq m (729 sq ft)
First floor- 35.33 sq m (380 sq ft)
Second floor- 19.36 sq m (208 sq ft)
Basement / cellar- TBC

Total NIA- 122.43 sq m (1,317 sq ft)

SERVICES

We understand that mains electric, gas, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made though the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £7,000

This property is eligible for small business rates relief. However interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The property is available TO LET on a new full repairing and insuring lease for a term to be negotiated at an asking rent of £14,000 plus VAT per annum.

EPC

Energy rating: C

VAT

We understand that VAT will be charged.

LEGAL COSTS

Each party to pay their own legal costs incurred.

VIEWING

For an appointment to view or further information please contact;

Charlie Burrows
e: charlieb@commerciallist.co.uk t: 07923 448308

AGENTS NOTE

Under the Estate Agents Act of 1979, we hereby give notice that an employee of Commercial List is a relative of the owner of this property.



IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.